

THIS YEARS BEST HOMES

1957

50¢

60¢ in Canada

ANC

—edited by
Robert B. Stone

SEND FOR BLUEPRINTS AND BUILD



your pick of

1957's BEST RANCHES

1957's BEST CAPE CODS

1957's BEST SPLIT-LEVELS

1957's BEST COLONIALS

1957's BEST CONTEMPORARIES

THE CLARIDGE—Sunken Living
Room, Sheltered Patio, Brick
Hearth, Three Bedrooms—See Page 15

SEE YOUR NEW HOME
IN MINIATURE BEFORE YOU
BUILD WITH FUN-TO-MAKE
MODEL KIT

Construction Tested....Popularity Proven....Any Site....Every Budget



Gregory Ain, A.I.A., Architect

Photo Courtesy California

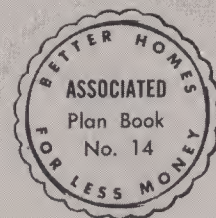
Redwood Association.

Photographer Julius Shulman

... for more sumptuous living indoors and out
at lower cost build an architect designed home.

Here are 50 of this year's best homes that will be built
throughout the country in 1957 — all by leading architects.

- plus . . .** PROFESSIONAL ADVICE ON HOW TO PICK A
PLAN, BUY LAND AND BUILD
- plus . . .** HUNDREDS OF CREATIVE IDEAS FOR INTE-
RIORS, PATIOS, BUILT-INS
- plus . . .** ARCHITECTS' BLUEPRINTS AT LOW COST FROM
AMERICA'S FASTEST GROWING PLAN SERVICE
- plus . . .** OTHER PLANNING AIDS TO HELP ASSURE THE
SUCCESS OF YOUR BUILDING VENTURE



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OVER 80,000 HOMES BUILT IN 48 STATES FROM THE PLANS OF PARTICIPATING ARCHITECTS.

this year's **BEST HOMES** 1957

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...the architect speaks

A GUIDE TO OWNERS PLANNING

A CUSTOM HOME

Edmund W. Dreyfuss, A.I.A.
Registered Architect in Washington, D. C.
Maryland and Virginia

The ultimate thrill of the realization of building a custom home is within the economic and practical reach of most Americans and is increasing annually out of all comparative construction proportions.

This can be life's most pleasant domestic experience if approached with a positive frame of mind and armed with proper information.

Most prospective custom home owners tiptoe into the design scheme with fear and trepidation, over wary of non-existent pitfalls and possible errors of judgment. The problem at hand is actually a simple one. Chronologically, the following are the phases of work and thought that will create for you that home of your dreams in which you should be living.

First, some preconceived idea of what you desire in a home, including the number and size of rooms, type of plan and possible interior and exterior design or feeling, should be studied and written down by you to be submitted to your Architect. One way to do this is select a stock plan and sketch right on it. This information will be helpful in many ways. By family discussion and decision, it will eliminate many professional conferences which are time consuming and expensive. It will give your Architect a chance to study your problems, having positive information rather than forcing him to extract the information from you by question and answer or by the preparation of costly and unnecessary sketches. It will be a permanent reference for both you, your Architect and your Builder. It will eliminate any future indecision or procrastination on your part, which is the greatest enemy of all to custom design.

In the second place, in determining the number and size of rooms in your home, consider your long range requirements. There is the possible need for less space in the future due to children being away at school or leaving the household or other such pertinent facts. Don't overestimate your requirements and place yourself in a cost bracket

which will prevent the construction of your home. Furthermore why overload your home in future years with extra space and furniture, both of which are expensive and burdensome financially and physically.

Next, while your home is being designed for you, and for your desires and needs, try to stay away from the spectacular. Remember that certain ideas which you may have seen or read or heard of may be impractical in your particular climate, terrain or topographical situation. Also remember that someday your home may have to be sold; the prospective purchaser must not be scared away by freakish design.

Also consider your house from an outside point of view; plan your site location, orientation, vistas; plan your porches, gardens, play areas, work areas, recreation space, drying yards, vehicular ingress and egress, trash and garbage collection, deliveries and guest entry and your planting and shrubbery. But do not plan on completing your exterior work immediately. Finish your exterior scheme only for liveability, soil stabilization and shrub or plant for temporary appearance. Give yourself at least one full season of occupancy before physically crystallizing on your final space allocations. This will save relocation of costly grading, planting and wall or fence relocation.

A final word of advice, select an Architect experienced in the design of the type of home which you intend to build. Then give him your complete confidence, as you do your other professional consultants, such as your physician, your attorney or your accountant. With your open-minded help, the Architect will be able to properly create a plan and feeling. He will give you the special and intimate solution you require to make the home of your dreams a cause for permanent pleasure. His basis knowledge, together with your thoughts, will blend into the solution: a practical, economical, attractive and liveable abode.

...the lawyer speaks

BUILDING A HOME?

ARE THERE LEGAL QUESTIONS INVOLVED?



JOHN MARSHALL LOCKWOOD has been a practicing country lawyer for eighteen years and has been active on various lawyers' committees. The Editor has asked him to write this article showing a lawyer's part in the purchase of land and the building of a house.

Any person with normal intelligence should and probably would answer this question correctly without suggestion by a lawyer. Of course, the answer is "Yes!" Many of the reasons are obvious, and the purpose of this article is solely to focus attention on factors involved in the purchase of land and the building of a home. These events are usually more or less simultaneous in the case of persons ready to build their "dream house," but we will discuss the two separately for sake of clarity.

THE PURCHASE OF THE SITE

If you locate or are shown (generally by a broker) a parcel or plot of land which you and (most important!) your wife decide is just the place for the "dream house," don't sign anything—even if the price is "dirt cheap," "a giveaway," "a real sacrifice." You ask: "What's the harm in signing a binder? It only binds the seller, and we would have so little to lose if we change our minds!" Is that so? if you had a dollar for every lawsuit that has involved binders, you would be a wealthy person. "But the broker prepared the binder," you say. Undoubtedly true. Also true—the binder *probably* protects you adequately. Most brokers, like most lawyers and doctors, are qualified in their field, and practically every one of them honestly tries to protect the buyer as well as the seller (who pays the commission!). However, even the top real estate broker has had unfortunate experiences with binders. The best advice is to take the tendered binder home with you—read it carefully—and, if you have the slightest doubt, telephone your family lawyer or the lawyer you intend to use in handling the eventual purchase. If you read the document to him, he can tell you its complete meaning and the extent of your obligations under it. He may also know something about the property (perhaps a zoning problem) not known

even to the broker and, hence, can warn you accordingly.

Assuming the binder meets with your lawyer's approval and you still want the property after the following day or two, the next step is the preparation and execution of a formal contract. Most of these are printed forms—well-standardized, but if you have ever heard the expression "I didn't read the little print"—now is the time to remember it. Many a person who signs a contract (and especially a contract for the purchase of property) without the advice of a competent attorney ends up next in line to the fellow who keeps muttering: "I didn't know the gun was loaded!" The proper procedure is for the seller's attorney to prepare the contract and then to forward copies to your attorney. He will examine it carefully, and if clauses giving you the fullest protection have been omitted, he will add them. What personalty (refrigerator, stove, etc.) is to be included? Is the property on a public road or must an easement be provided for ingress and egress? Your lawyer will attend to these items. Then he will consult the seller's attorney, and, if both now agree as to form and content, you will execute the contract, and it will be forwarded back to the seller's attorney together with your check for the downpayment (less the deposit given on signing of the binder). The downpayment on residential property is usually ten percent of the purchase price, but sometimes this is varied by agreement between the parties.

In the contract you have just signed, there will be certain conditions which will have to be met before the sale is consummated at "closing time."

First of all, you will want to know exactly what the boundaries of the parcel are. If the seller does not have an accurate and recent survey, your lawyer will arrange to have one prepared. There is also the question of zoning which your lawyer will look up.

**what
will
it
cost**



...the lawyer speaks

(continued)

If you are taking title subject to an existing mortgage, its terms and conditions must be checked carefully. If you are procuring a new mortgage, you will want your lawyer to assist you in the negotiations with the lending institution.

The most important need for a lawyer and his principal job lies in the examination of title. It is rare when a seller tries to sell a "pig in a poke" property the title to which is clouded or unmarketable. The danger lies not in the seller's dishonesty but in his possible lack of knowledge of any defect in his own title. For example, old easements show up on title examinations which have never been extinguished. There may be restrictions on the size or type of house which may be built on the parcel. There may be judgments against the seller or someone with the same name. These must be cleared. Space does not permit a recital of all of the possible defects in title, but they will be uncovered by a careful search of available records. Often, your attorney will employ a title company to do the search and report the findings to him. When the defects (known as "objections" or "exceptions") have been cleared to everyone's satisfaction under the supervision of your attorney, the title company will issue you a policy of title insurance which is good forever.

The last step will be the "closing"—at which time it is most important to have your lawyer present. He will examine and pass upon the deed and all other closing papers. Protected thus, you will leave the closing owning full and clear title to the property you and your wife picked out.

BUILDING THE HOUSE

Undoubtedly, you and your wife have been pouring over various plans from well-known magazines, such as "THIS YEAR'S BEST HOMES, 1957." That is the simplest way to get started—formulating your ideas at least along general lines and possibly very specific ones. You probably have sent for several of the plans exhibited. No fear of contradiction lies here when it is stated that most lawyers would advise you to consult an architect at this point. Both he and the community lawyer can give you valuable aid in

selecting the proper builder, and your architect is your personal liaison in supervising the builder's progress. Most builders prefer an architect in the picture as they speak the same language, know the problems in building costs, materials and labor. Both your architect and builder should have written contracts with you. These also are usually standardized and, here again, the small print is long and often confusing to the layman. Your lawyer will discuss these contracts thoroughly with you and see that the things you expect to have in the house are provided for. Too many lawsuits result from a failure of the building contract to cover every possible item of dispute. How often have we heard a distraught wife say—"But the builder promised us Geneva type of kitchen cabinets, and he put in another type which we don't like." Probably the builder did, but is it in the contract? No. Such a builder isn't necessarily being dishonest. He may have agreed (among dozens of other items discussed orally) to Geneva cabinets, but he may not have been able to get them when the time came for installation. Most disputes with your builder may be avoided by having your lawyer supervise the contract.

What has been intended in this article is a re-emphasis on the age-old proverb "An ounce of prevention is worth a pound of cure!" You will doubtless realize, from what has been said about questions of law arising, that it would be prudent and would be less costly, to consult a lawyer before it is too late. Legal fees, particularly in real estate transactions, are almost always standardized and approved by credited associations.

Nothing herein has been intended to cast aspersions on the real estate broker, architect or builder. The broker's job is to bring the seller and buyer to a "meeting of the minds" on fundamentals such as price. The architect advises on your plans and supervises the building job. The builder is responsible for seeing that your "dream house" turns out just as you planned it. With the lawyer on the team—all of these men can work together for you, and you will have no sleepless nights of worry in your new home.

THIS is one of the most important questions to ask when you examine a house design. It is also one of the most difficult questions to answer accurately. However, it is possible for you to be guided into an approximate price range with the help of the table below. This table gives you total costs as well as monthly payments. Here is how to use it:

step 1

Multiply "the cost per 1000 square feet," shown opposite proper style, by the number of square feet shown on the floor plan of the house you select. Use the same multiplier to get the monthly payment. Example: If you picked a ranch home with 1500 square feet, multiply \$12,000 by 1.5 and you get \$18,000. Multiply 70.16 by 1.5 and you get your monthly payment \$105.24.

step 2

Next, select the living features that you will want included in your home and add their cost to step 1 to obtain total cost; add the monthly payments to step 1 to obtain total monthly payment.

Chances are your final total will prove to you that you can own a new home for the price of rent, thanks to modern 25 year mortgages. Remember that you have just used a rule of thumb, and the accuracy of your result may vary depending on when you intend to build. For instance costs are from 5% to 15% higher in Shreveport, Pittsburgh, Sioux Falls, St. Louis, Buffalo, Chicago, Cincinnati, Omaha, Des Moines, Cleveland. Costs are about 5% to 15% lower than our rule of thumb in Atlanta, Tampa, Denver, Oklahoma City, Phoenix, Dallas, Los Angeles, Memphis, Miami, and Fort Worth.

The best way to get an accurate price for the home you select is to submit the blueprints and specifications to one or more eligible builders.

COST ESTIMATOR

	Cost Per Thousand Square Feet *	Monthly Payments ** Per Thousand Square Feet		
One Story House	\$12,000	70.16		
Split-Level	\$13,000	76.00		
Cape-Cod	\$15,000	87.69		
Two Story House	\$18,000	105.23		
IF YOU PROVIDE THIS		INSTEAD OF THIS		
		IT COSTS THIS MUCH MORE (APPROX.)		INCREASE IN MONTHLY PAYMENTS **
Ceramic tile bath	Plastic tile bath	\$ 180		\$1.05
Formica counter tops	Linoleum counter tops	45		.26
Kitchen ventilator	None	50		.29
Certified adequate wiring	60-amp entrance, No. 14 wire	80		.47
Light conditioning	\$35 fixture "allowance"	200		1.17
Rubber tile flooring, kitchen and bath	Linoleum	32		.19
Fireplace	None	450		2.63
Bedroom vanity	None	95		.56
Bathroom vanity	Standard bowl fixture	75		.44
Concrete or flagstone terrace	None	110		.64
Inside planter-box divider	None	70		.41
Brick or stone veneer (front only)	Clapboard siding	375		2.19
Combination storms and screens (aluminum)	None	290		1.70
Lavatory or extra bath	One bath	300		1.76
Picture window	Finished wall	90		.53
Jalousie windows	Double-hung	130		.76
Two-car garage	One-car carport	1100		6.44
Sliding glass doors (48 sq. ft.)	Finished wall	175		1.02
Exposed beam ceiling	Plaster or wallboard	155		.91
Wood-paneled den	Finished as bedroom	120		.70
Ventilating hood over range	None	60		.35
Central heating-cooling	Hot air heating only	975		5.70
Low-voltage wiring system	Conventional wiring	35		.20
Built-in range	Conventional range	55		.32
Wall oven	None	145		.85
Disposer and dishwasher	None	295		1.73
Outdoor barbecue	None	175		1.02
Sunken bathtub	None	135		.08
Radio-controlled garage door	Manual garage door	225		1.32
Electronic-eye automatic doorbell (and burglar alarm)	Conventional doorbell	165		.97

* Square footage is the ground area covered by the house, excluding porches and attached garages.

** Based on a 5%, 25 year mortgage.

architects

ALFRED H. ABERNETHY, A.I.A.

A registered architect in Virginia, North Carolina and Tennessee. Mr. Abernethy enjoys a versatile practice—be it church, department store, library, bank, industrial building or beautiful home.

DALZELL & DALZELL, A.I.A.

Kenneth W. and K. Whitney Dalzell are a father and son team with a practice in both Florida and New Jersey. In 1946 they authored "Your New Home" and have won numerous awards in residential design.

ANNE J. RYSDALE

A registered architect in the state of Arizona, Miss Rysdale has designed many large housing developments. Nearly a thousand homes have been custom built from home plans as well as hotels and other buildings.

GEORGE G. FOSTER, A.I.A.

A practicing architect for over thirty years Mr. Foster's creations are to be found from New Orleans to New York. He has taught architectural drafting and founded a drafting school. In 1944 he won the National Residential Design Contest.

DUNAWAY & JONES, A.I.A.

James Karl Dunaway and Williams Paul Jones are both native Texans with Mr. Dunaway now Associate Professor of Architecture of Rice Institute. They started their practice together right after World War II.

WILLIAM G. CHIRGOTIS, A.I.A.

Mr. Chirgotis is a graduate of Newark College of Engineering and Pratt Institute. He has had quite a few books published exclusively devoted to his homes. Thousands of homes built from coast to coast for the past ten years are a result of his work.

JOHN J. KLABER, A.I.A.

A graduate of Cornell University and Ecole de Beaux Arts in Paris, Mr. Klaber was formerly architect and project planner for the U.S. Housing Authority now the Public Housing Administration. One time associate editor of Architectural Forum magazine he has been a practicing architect since 1945.

STANLEY KLEIN, A.I.A.

A graduate of both Cooper Union and New York University School of Architecture, Mr. Klein's work includes Country Club, ecclesiastical buildings, garden apartments, shopping centers. About 2,000 homes are built each year from his plans.

RONALD R. CAMPBELL

He was recently selected by Seattle's Post Intelligencer and the Seattle Master Builders as the Architect for the 1955 Home Show. Some of his larger projects include as many as 1800 homes, as well as a community club and recreation areas.

JACK WYMAN

A practicing architect in the state of Nebraska Mr. Wyman is especially noted for his designs of income producing properties such as apartment houses, motels and duplexes.

WILLIAM K. DAVIS, A.I.A.

Mr. Davis is a registered architect in the states of Pennsylvania and Michigan with the firm Davis Associates located in the latter state. He has taught at the University of Pennsylvania. Banks, a high school and a multitude of distinctive residents are numbered among his works.

DONALD J. BROWN, A.I.A.

The work of Mr. Brown dots the country-side of Long Island. His designs are in great demand by individual families as well as merchant builders. The renderings depicting his homes have been prepared in his own office.

JOHN W. BURTON, A.I.A.

Some of the fastest selling home developments on Long Island are the work of Mr. Burton. He has traveled extensively throughout Europe and South America and taught architectural subjects at Pratt Institute.

DONALD D. DICK, A.I.A.

A registered architect in Illinois and Indiana, Mr. Dick has designed commercial and industrial buildings as well as residences. His office and home is in the Hoosier state.

LOUIS HENRY GEIS, A.I.A.

Mr. Geis was an architectural examiner for the Federal Housing Administration. Since then and during the past ten years his private practice has included a tremendous volume of single family dwellings and he has received an award for the most efficient plan for a small house.

the Algonquin

Louis Henry Geis, A.I.A. Architect

The new look for 1957 is attained by freer use of glass as well as unbroken wall areas. The Algonquin uses Texture One Eleven Plywood as combination sheathing and siding; it gets its name from the near vertical lines in the 4 x 8 panels. Architect Geis has also used face brick liberally in front. It is carried inside to form a handsome adjunct to the hearth and a dramatic focal point for the 20 foot living room. The dining room has one panelled wall and another mostly of glass. Separating it from the kitchen is a four stool breakfast bar that doubles as a serving counter dinner-time. There are three bedrooms. The rear left room is for master and madame; it has a private terrace and its own lavatory. The main bathroom has a clothes chute to the basement laundry. There are spots for two cars—one sheltered, the other, garage enclosed.

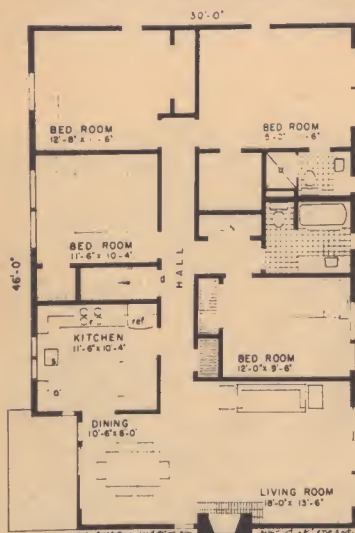
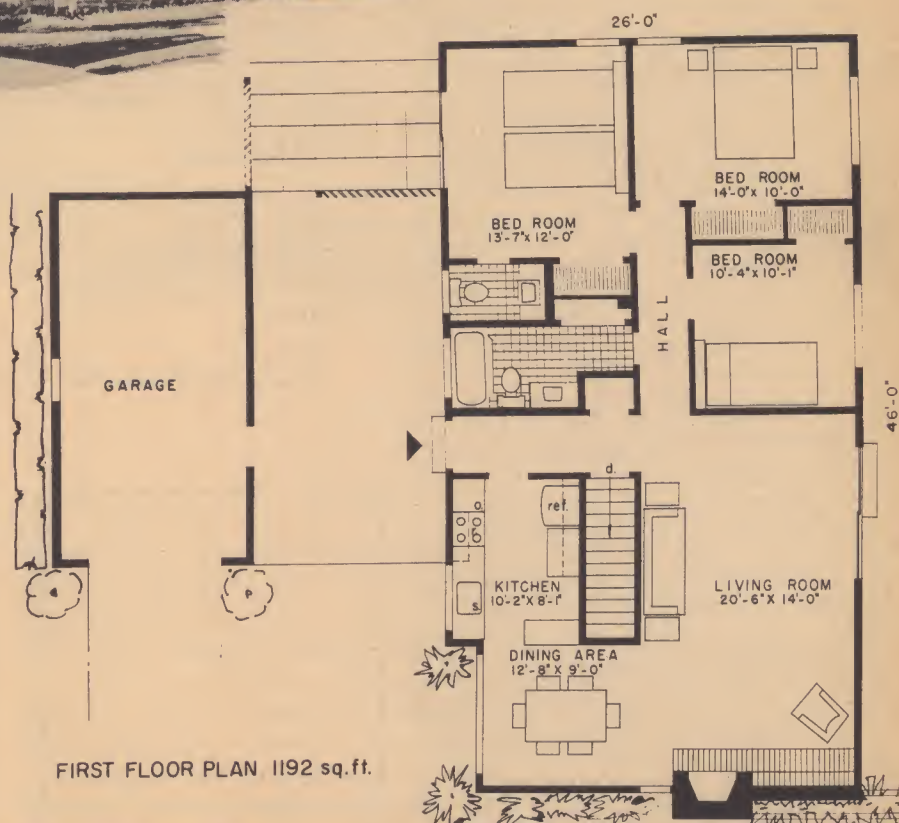
the Hutton

Louis Henry Geis, A.I.A. Architect

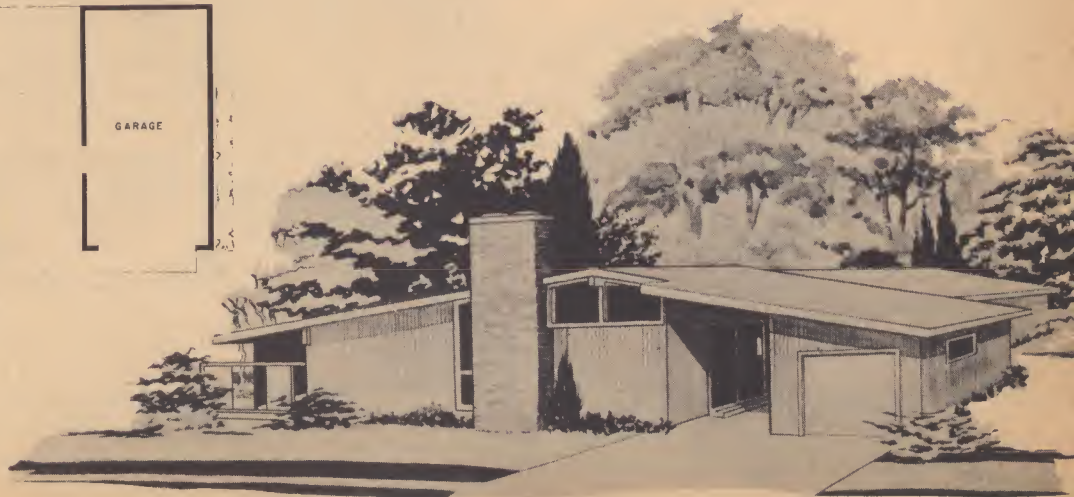
With the Contemporary Hutton plan, Architect Geis takes the four bedroom ranch out of the upper cost brackets and places it squarely in the reach of the average American family, just when they need it most. Growing children require bedrooms of their own, especially children of the opposite sex or with several years age difference between them. The master bedroom is in the rear right corner. The other three bedrooms make equally cheerful sleeping rooms for the children. The front of the house is devoted to a 26 foot living dining area that is dominated by a brick fireplace. At the dining end is a private covered porch that is perfect for outdoor dining. Extra space in the kitchen can be used for on-the-run breakfasts. Note that there is both a carport and a garage with the former doubling as a breezeway.



**Private terrace for
the master bedroom**



This year's best 4 bedroom contemporary ranch



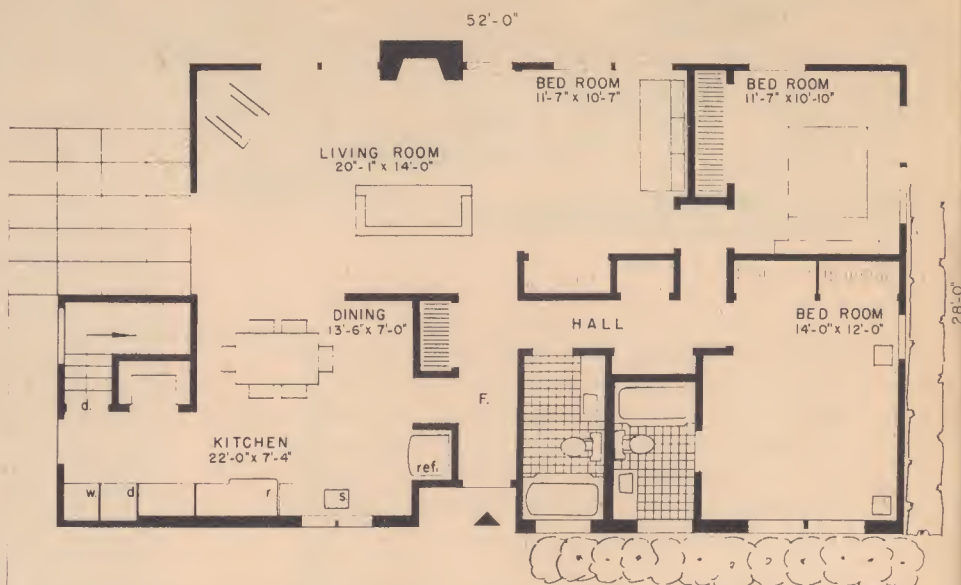
the Hampshire

Louis Henry Geis, A.I.A. Architect

Nothing happens in the Hampshire that the kitchen does not know about. It minds the front door and side door; it guards the stairway to the partial basement; it watches the foyer and hallway to the three bedroom sleeping area; it opens to the dining and living rooms; and it oversees coming and going to the garage and front yard.

Within the kitchen, lined up on one wall are the electric sink, range, administrative desk, clothes washer and dryer. There is an alcove for the refrigerator, a walk-in food larder, plenty of cabinets up and down as well as a ten foot serving counter with built-in shelves and cabinets below.

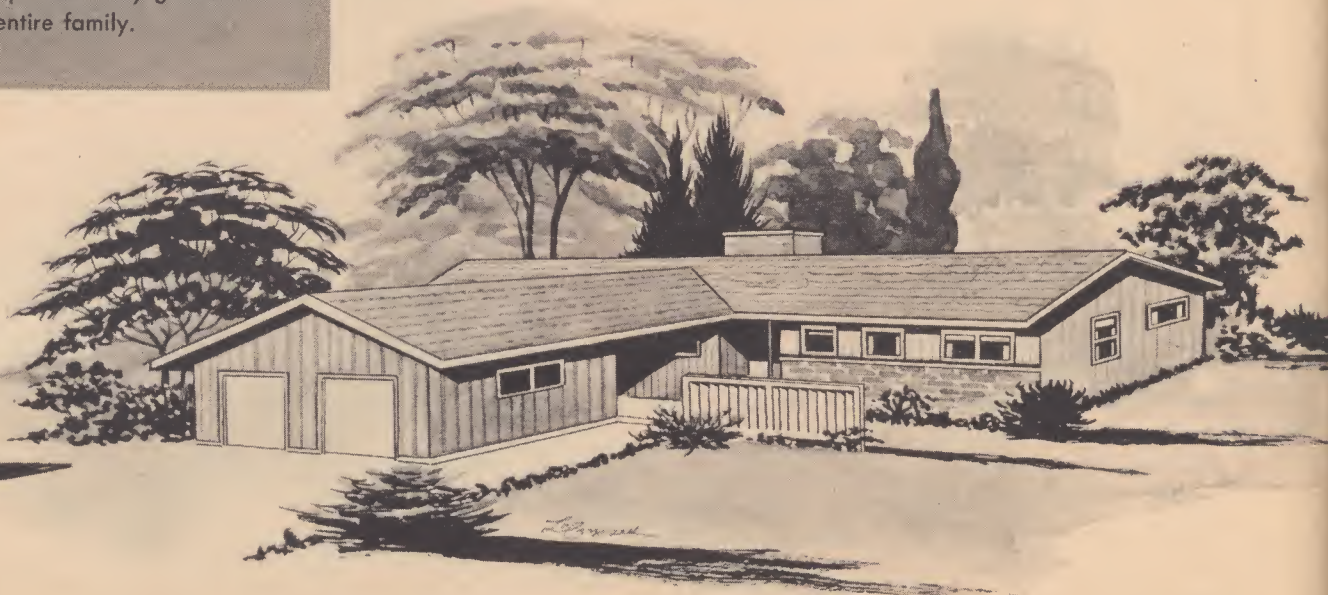
Here indeed is a step-saving plan to facilitate milady's efficient house-holding and provide easy gracious living for the entire family.



FIRST FLOOR PLAN 1344 sq ft.



**A kitchen—laundry
nerve center**





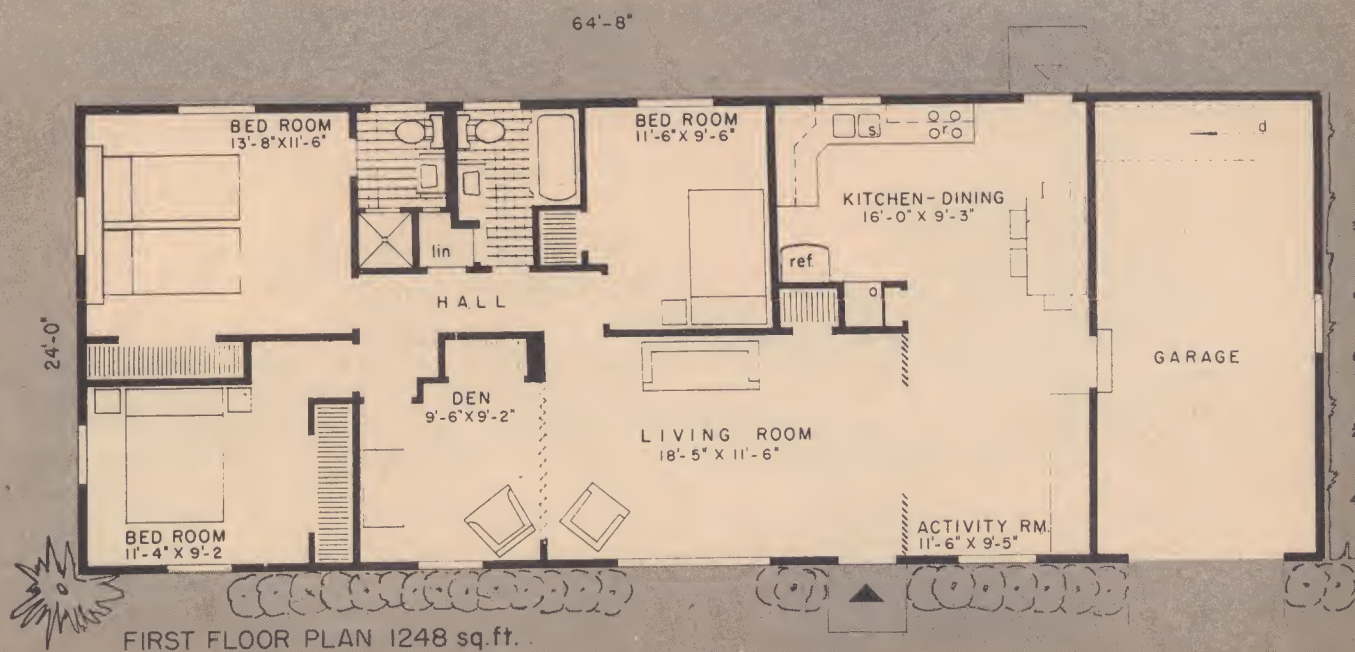
**37 foot
activity area**

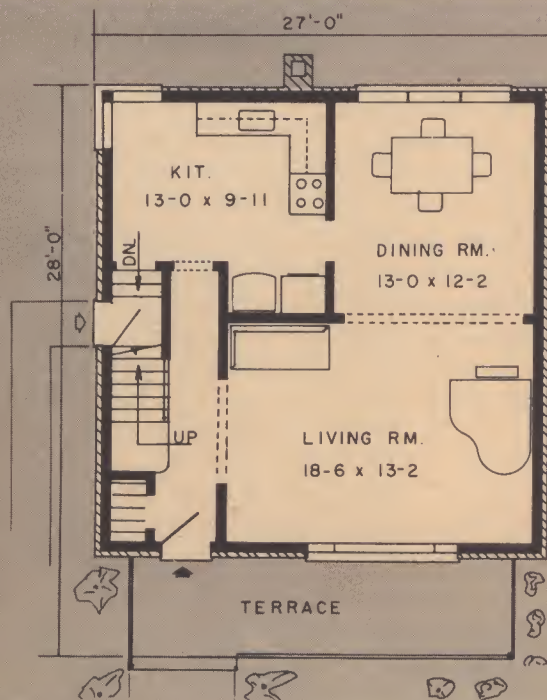
the Seagrave

Louis Henry Geis, A.I.A. Architect

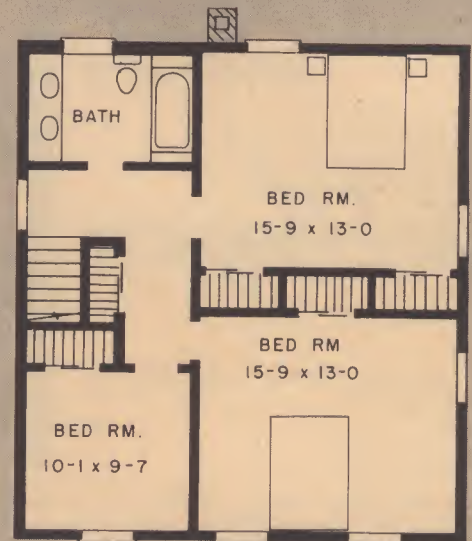
For large families with diversified interests, the Seagrave plan affords plenty of space for all to carry on their chosen pursuits without encroaching on anyone else. The living room is the heart of a tremendous living area. To its right, beyond a louvered partition is a family activity room; it is handy to the garage where there is plenty of storage space. To the left of the living room, open to it or closed by means of a folding partition, is a den that can double as a bedroom if needed. These three rooms add up to 37 feet,—quite impressive as a party room and extremely practical for everyday living.

In addition there is a 16 foot kitchen—dining room, 3 bedrooms, two full bathrooms, plenty of closets and a full basement.





FIRST FLOOR PLAN
756 sq. ft.



SECOND FLOOR PLAN 800 sq. ft.

John W. Burton, A.I.A. Architect

This year's best two story

the Calverton

A perennial favorite is the 756 square feet plan for a two story home. Architect Burton has endowed the second floor with an extra 45 square feet by cantilevering it 1 foot 8 inches over the first floor in colonial garrison fashion. Thanks to a basically square plan the Calverton is one of the most economical homes that it is possible to construct, measured in terms of total living area. Living-dining room and kitchen comprise the first floor. There's a built-in oven in the kitchen. The side door is right at the basement stairs. Upstairs are three bedrooms and a bath.

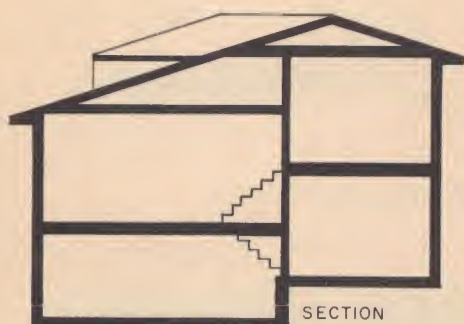
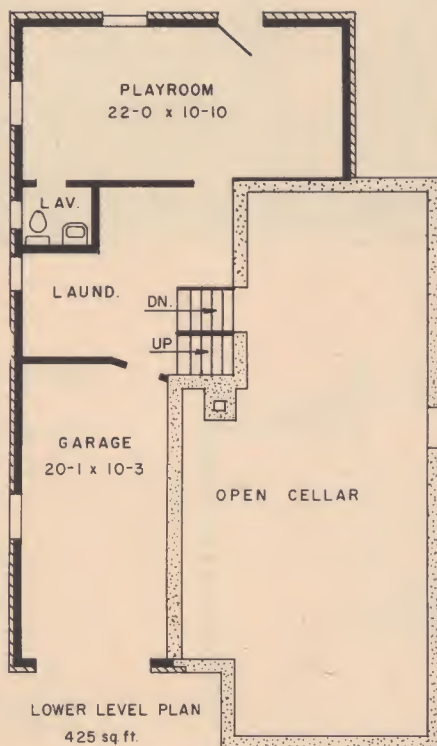
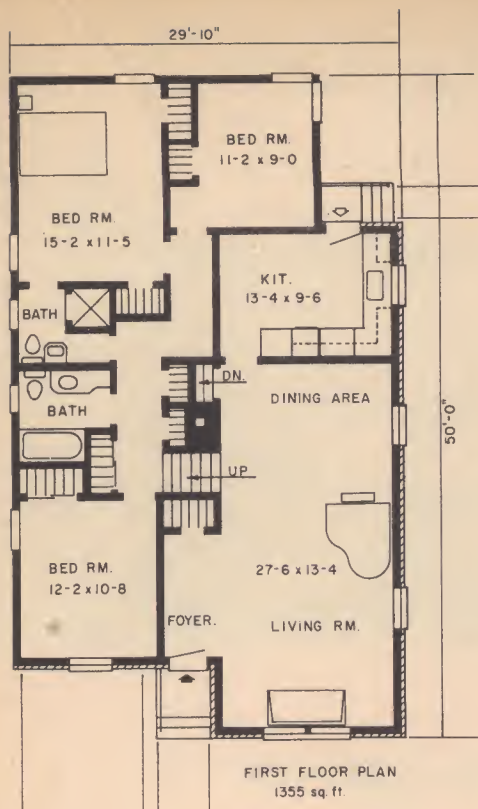
A budget split
for a tight site

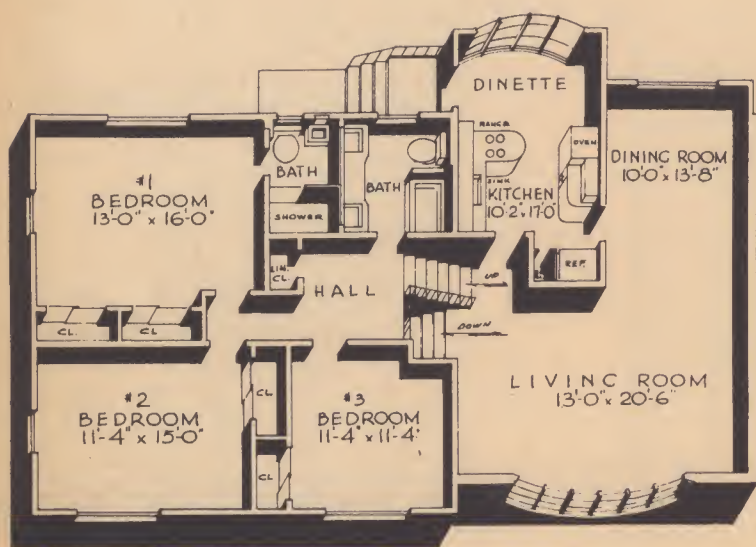
the Florgate

John W. Burton, A.I.A. Architect

With building sites scarcer and higher in price many of this year's best homes are designed to take the best advantage of narrow, sloping or otherwise difficult terrain. The Florgate is less than thirty feet wide and prefers land that slopes down from right to left. Its 27 foot living-dining room together with the modern-equipped kitchen comprise the entry level. Up seven steps is the sleeping level with three bedrooms and two bathrooms.

Below the bedroom level (down six steps from the living room) is a beautiful den with exit to the rear terrace. There is also a lavatory on this level and the laundry with access to the garage. A level lower is the cellar with furnace and additional storage space. Architect Burton has certainly made space count in this well thought out design.

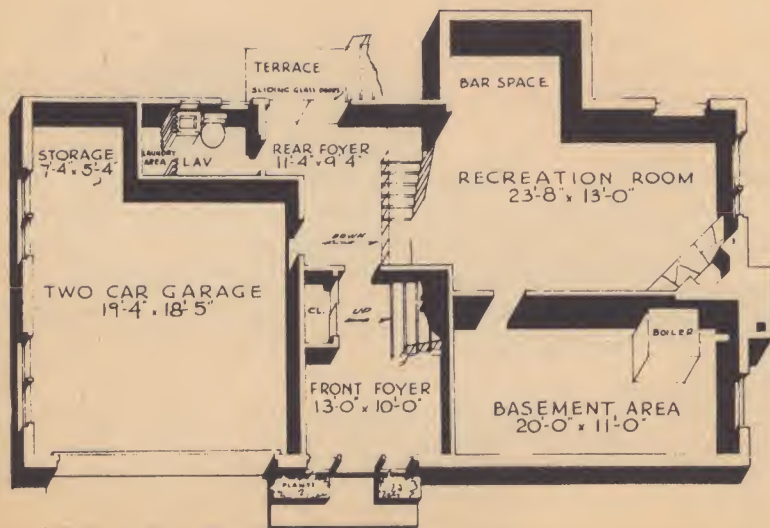




**Split with a children's
wash-and-change entrance**

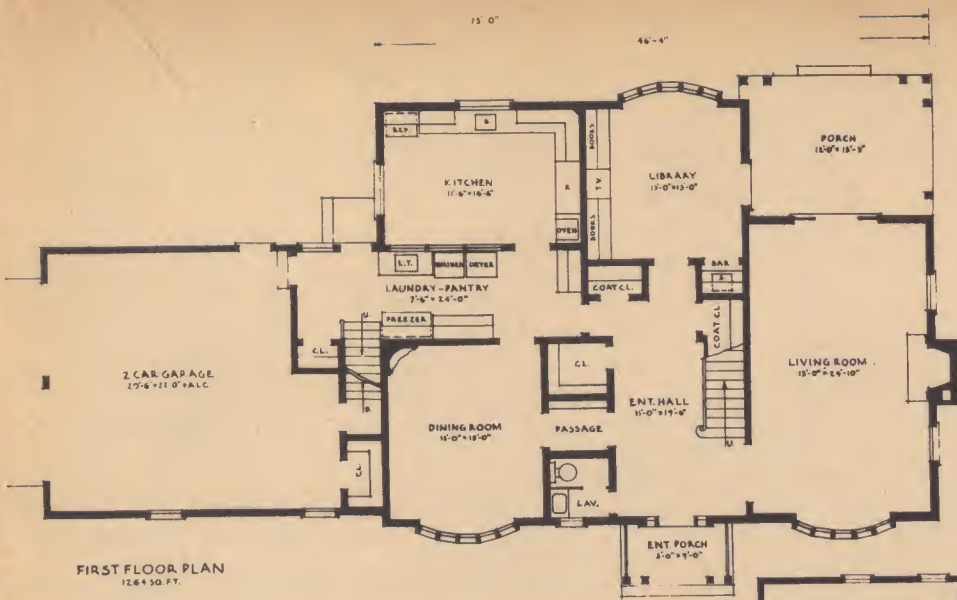
the Devonshire

Donald J. Brown, A.I.A. Architect

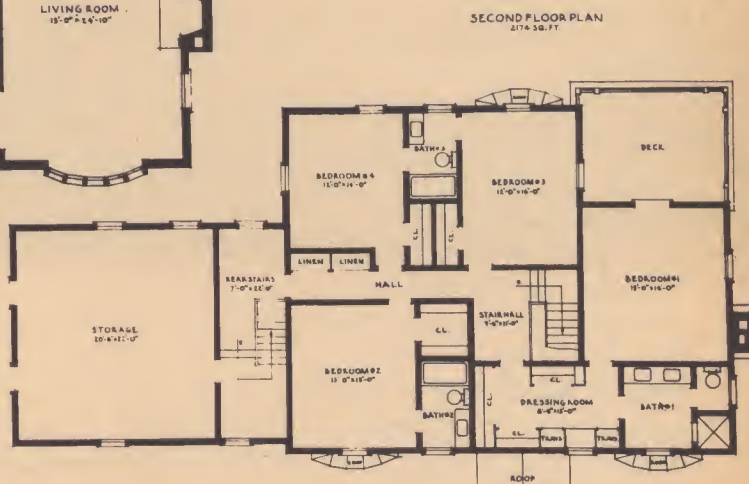


Here's a home with both a front and rear foyer. The arrangement pays off in better separation and circulation for the main activity areas. From the front foyer you mount six steps leading to the main living room. Or, if you walk thru to the rear foyer you are standing on a balcony looking down to the fireplaced party room with its alcove for serving refreshments. From this rear foyer you can of course also exit to the rear terrace, or to the two-car garage. Lavatory and laundry are also here.

There are three bedrooms and two bathrooms on the sleeping level. An extra feature of the plan is the dinette; ceiling-high curved windows make this a delightful spot. An outside stairway down to the terrace makes it easy to serve a meal there, too.



**For those
who know how to live**



the Fairlawn

John J. Klaber, A.I.A. Architect

Here is the ultimate in gracious living for the adults—robust living for the youngsters, and in the Fairlawn both can be enjoyed at the same time. The living area is composed of two completely separated rooms denoted on the floor plan as living room and library. Both have access to a big covered porch that serves as a third living room in the proper seasons.

Upstairs there are four bedrooms, again with appropriate division of the adults from offspring. The master quarters are an enormous suite of rooms. You enter through a private foyer which acts as a dressing room and is lined with built-in wardrobes, shelves and closets. A bath is compartmentalized for privacy and blessed with twin vanities. Off the master bedroom is a large sun deck shared by bedroom number three, which also shares a bath with bedroom number four. Bedroom number two has its own private bath. Note how the second stair hall saves steps and also makes it easier to reach the two-car garage.

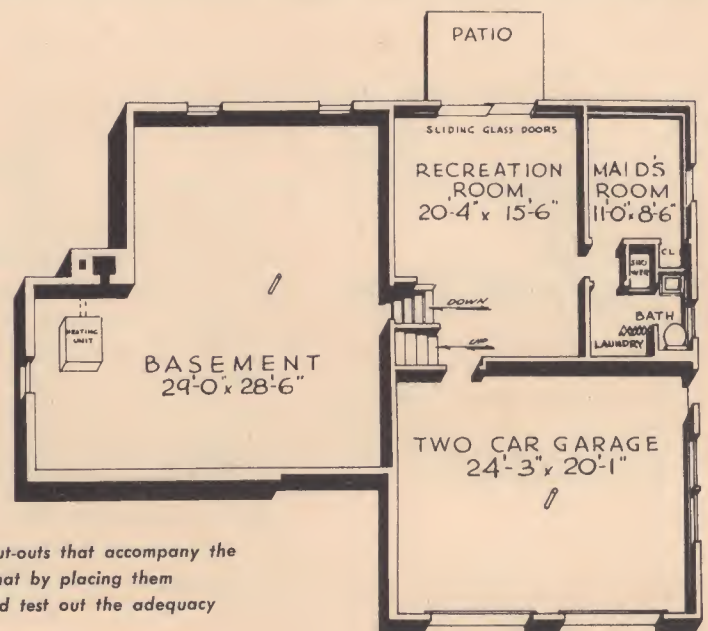
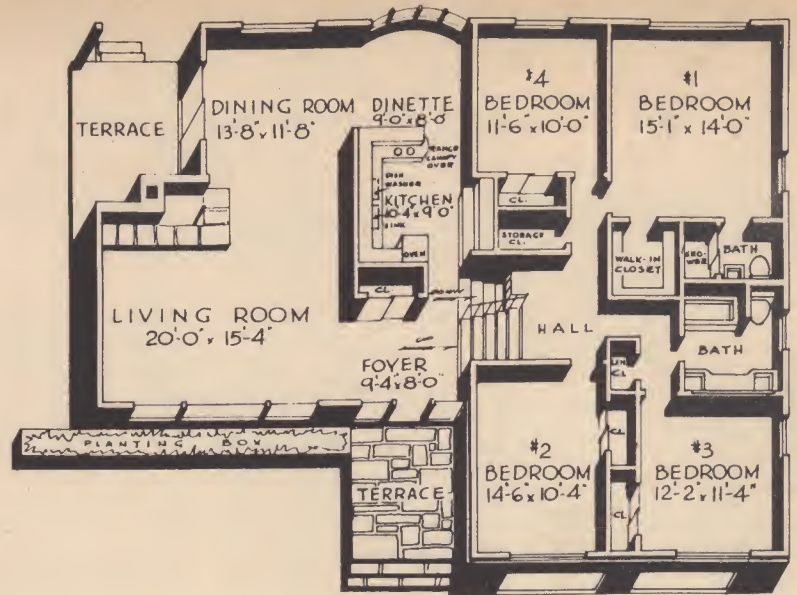


the Imperial

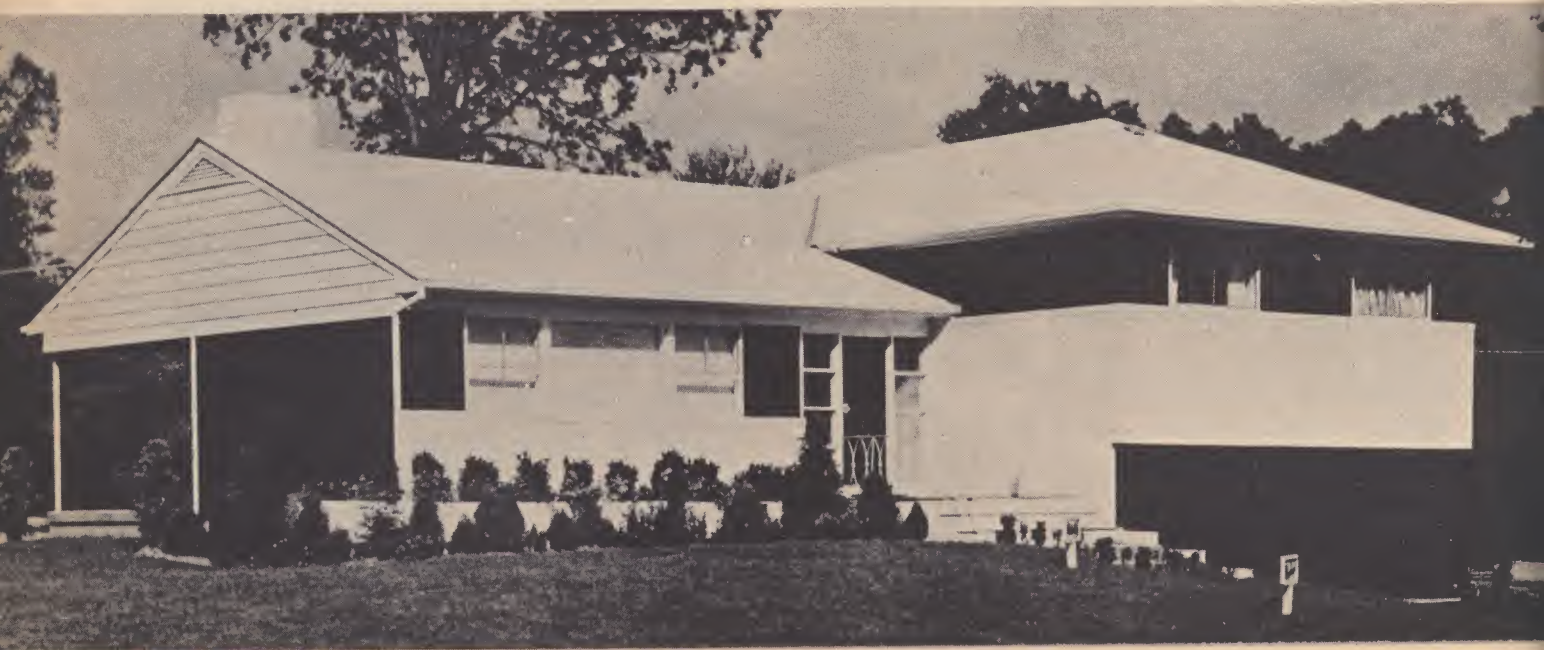
Donald J. Brown, A.I.A. Architect

1957's dream home

The wide inviting flagstone steps of the Imperial bespeak its royal interior. Sweeping living room, banquet sized dining room, stone hearth, coved dinette, sheltered terrace—all add up to sumptuous living. The U-shaped island kitchen has every facility within easy reach. Up the half flight are four splendid bedrooms and two full bathrooms. An extra bedroom for maid or guest with a full bathroom is on the ground level adjacent to a 300 square foot recreation room. Here glass doors open silently to the paved patio, and here too is direct access to the double garage,—many feet oversized to serve you with additional hobby and storage space.



You can try out the plan of your choice for size with the furniture cut-outs that accompany the blueprints. They are drawn to the same $\frac{1}{4}$ inch as the blueprints so that by placing them on the floor plan you can experiment with different arrangements and test out the adequacy of the rooms' dimensions for your intended needs.





—Residence of Mr. & Mrs. Michael Lema

This is
the cover house

*the
Claridge*

Donald J. Brown, A.I.A. Architect

The brick of the chimney is tied in with brick veneer and a brick planting box. This strategic use of masonry plus the wide overhangs combine to give the Claridge a remarkably rich appearance. Inside, the brick above the fireplace is carried up to the ceiling. To one side is a built-in TV set, to the other a corner window overlooking the planting area. This is a sunken living room, two steps down to be specific. Wrought iron railing separates it from the dining room. In the rear large sliding glass doors exit to a covered porch.

The kitchen of the Claridge features a built-in breakfast nook with service bar through to the dining room. There are three large bedrooms, bathroom with a dressing type vanitory, full cellar and oversize garage.

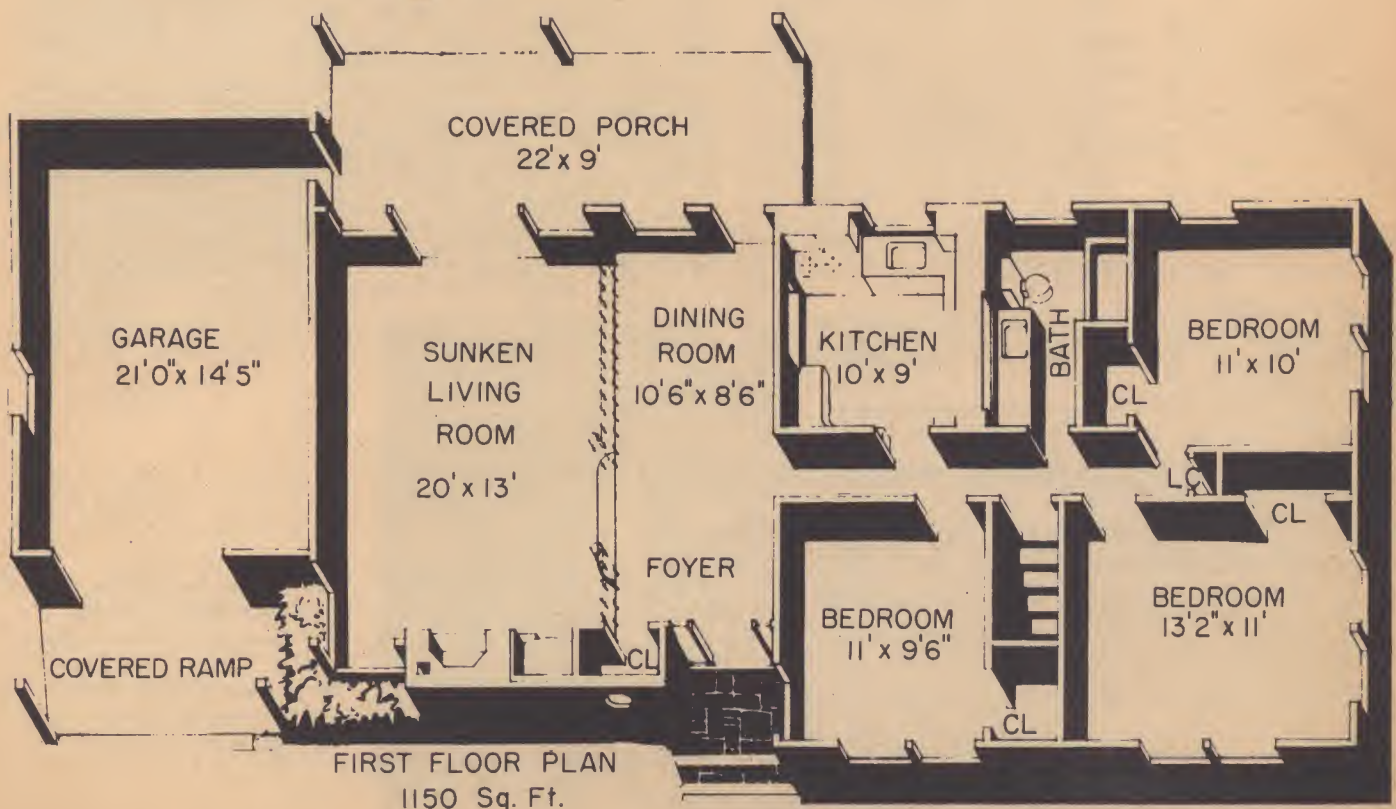




Photo by Western Pine Association

A fireplace and book shelves make ideal mates. A close-up of the entry to this wood paneled home is seen on the opposite page. The red cedar used is only one of the popular paneling woods that originate from the western pine region. The open beams are Douglas fir.

You have not moved in until you unpack your books

Books are the hallmark of your family possessions. They deserve to be well lighted and within easy reach of your most comfortable lounging areas. These bookshelves and built-in cabinets are made of $\frac{3}{4}$ inch oak plywood. The walls are paneled in prefinished elm plywood with a random plank effect. Flooring is laminated oak blocks in a parquet pattern.



Photo by Hardwood Plywood Institute

Photo by Ben Schnall



These built-up book shelves shield the living room from the entry. It is in the home of Robert B. Stone, head of Associated Plan Service Inc. The shelves are $\frac{3}{4}$ inch plywood and the facing is U. S. Plywood's prefinished Samara.

That warm feeling inside —with wood

You get that warm feeling inside the moment you enter this home, thanks to walls and ceiling of inlaid red cedar. Planting in open spaces in the floor against two wood paneled walls softens the transition from outside to in. These walls are random width six, eight and twelve inch V-joint red cedar.



Photo by Western Pine Assoc.



For a handsome interior of warm natural colors this owner chose ribbon-striped Philippine mahogany in variable V-grooved plywood panels. This is the writing nook just off dining room. Horizontal lines of the cut stone provide contrast in the contemporary mood.

Photo by Hardwood Plywood Institute

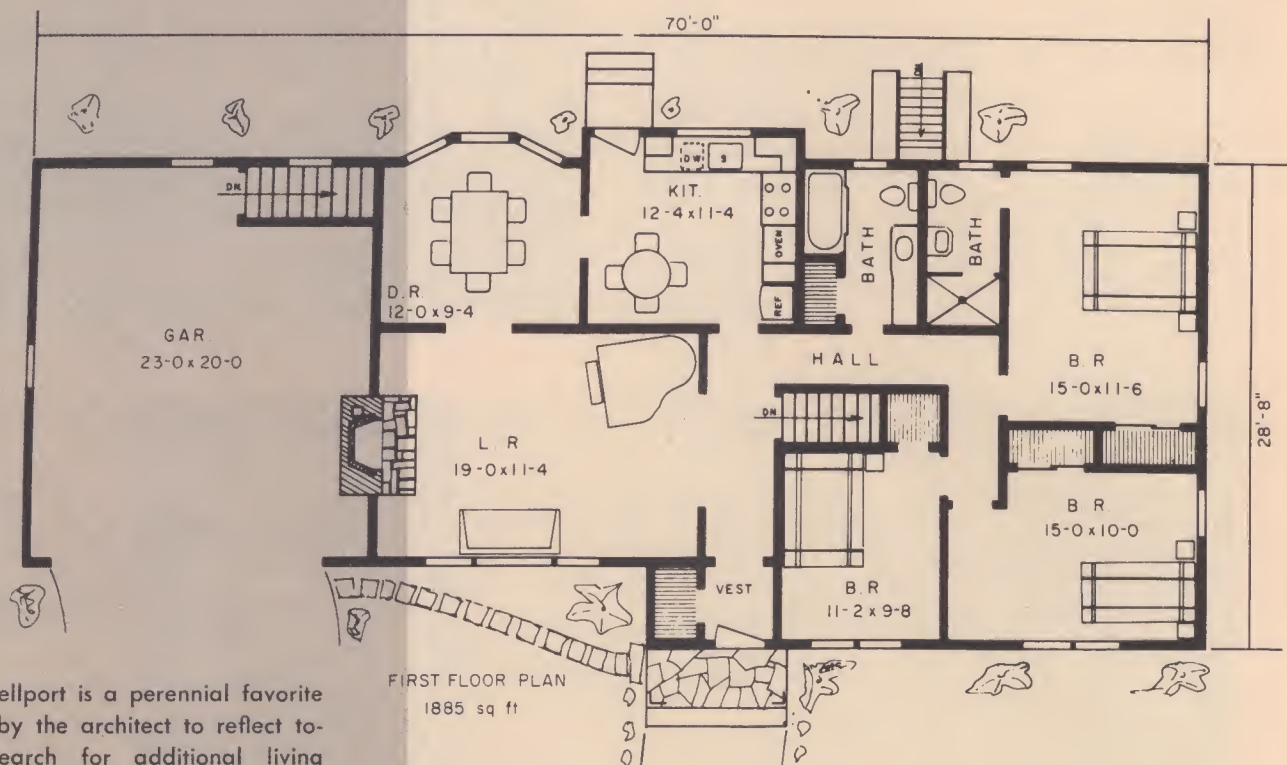
From basement to attic there are many ways of using wood for that cozy warmth. This family room was created in attic space by using a wood composition, Panel-Tex tile, on the walls and Nu-Wood regular pattern acoustical tile on the ceiling. The room has a refreshment bar, sewing circle, music and TV corner.

Photo by Nu-Wood





New version of an old favorite



The Bellport is a perennial favorite refined by the architect to reflect today's search for additional living space at no increase in cost. An old story, but all the more expected of a comfortable home, are such features as the center hall, coved dining room, fireplace, kitchen snack area, two full bathrooms, and three bedrooms. A new chapter to this story is the special attention paid to developing the basement space into not only usable, but downright dramatic, entertaining rooms. Two large units can be finished off each 14 feet by 32 feet, both served by below grade windows and nary an interruption by lally column.

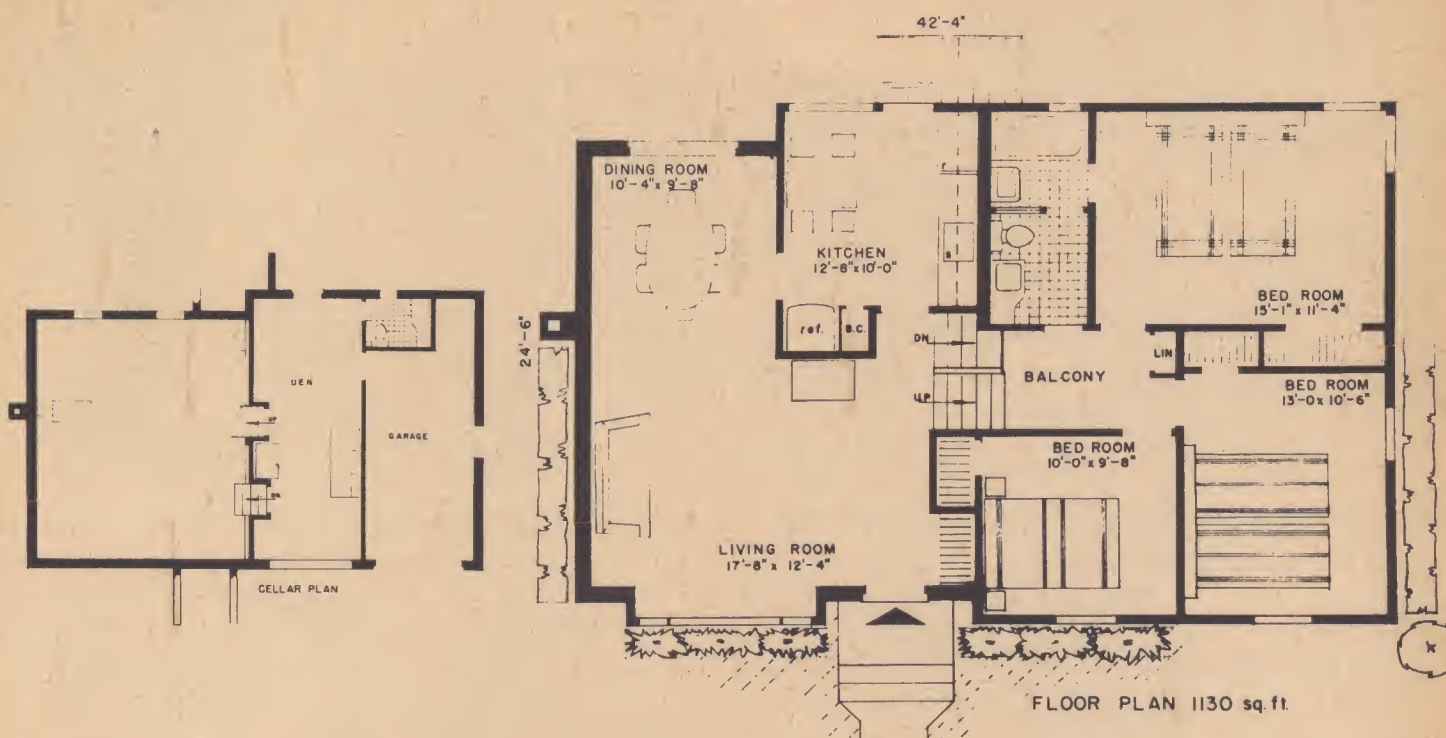
To keep utility traffic away from this area, a separate basement entrance is placed in the garage convenient to boiler.

Wood shingles, planting boxes and decorative iron scroll-work give the Bellport notable exterior charm.

the Bellport

George G. Foster, Architect

If there is an architect in your community consult him regarding supervising construction of the Bellport or making changes, filing plans, orienting house on site. An architect's fee is small compared to the savings possible thru the experience he can lend your building project.



the Ridgeland

Stanley H. Klein, A.I.A. Architect

**Split with a
wide brimmed roof**

This hip-roofed split-level home sits comfortably on any site. Less grading is required where there is a natural slope down from left to right.

The solid wall that runs the 24 foot length of living-dining room gives you sense of spaciousness, while it protects you from the glaring morning or evening sun. 32 inch roof overhangs help protect the other three sides of the house. The kitchen is adjacent to the dining room and faces rear. Up six steps is the sleeping area (3 bedrooms and a bath), down six steps is a beautiful 25 foot den with a private lavatory and exit to the rear patio. There is also a door to the garage where there is a work bench or storage corner.

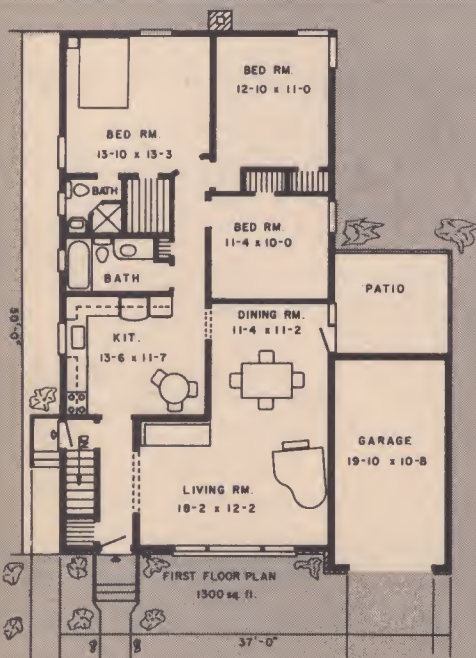
Note the full basement under the living area, giving this home four levels in all.

Amateur photographers are invited to submit snapshots of their new home. If you decide to build one of the homes in this book, take progress photos starting with the site before construction, using the same vantage point as the house grows. Payment will be made for all such photos accepted for publication.





the Hempstead

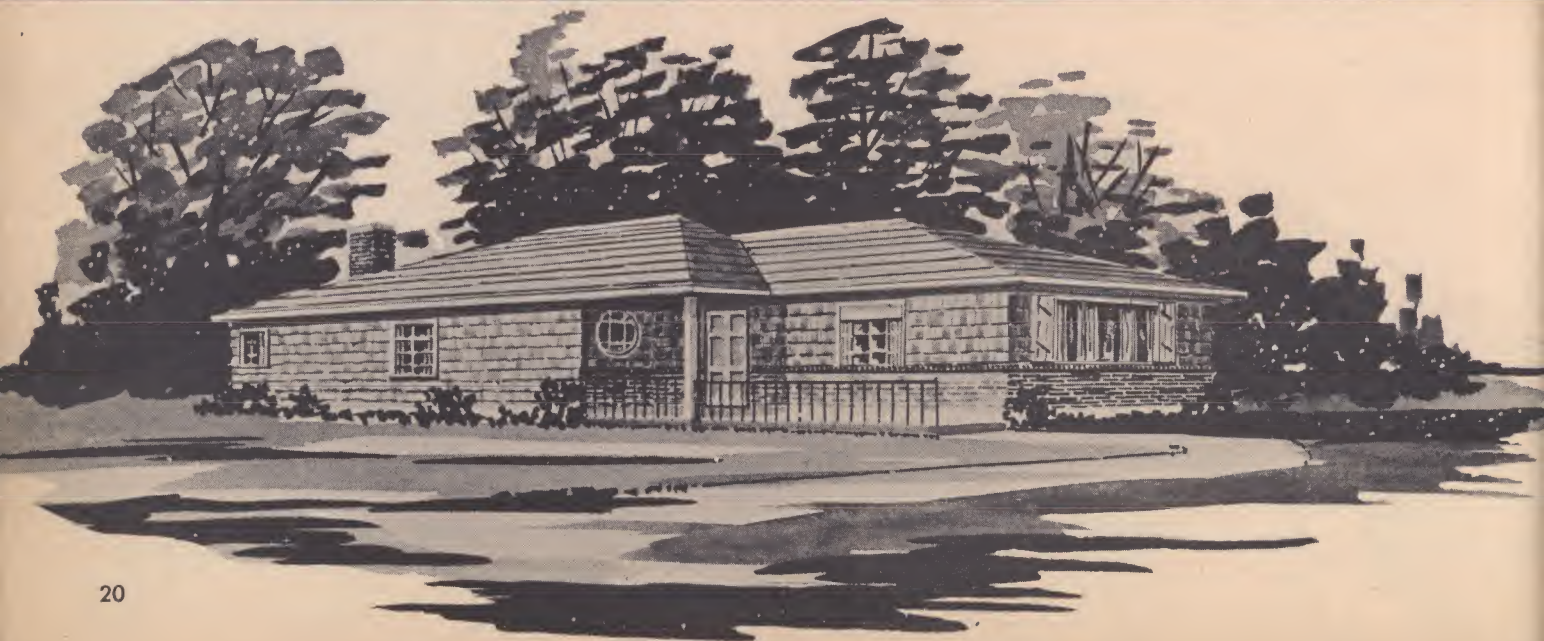


the Wentworth

John W. Burton, A.I.A. Architect

This year's best buy in a small home

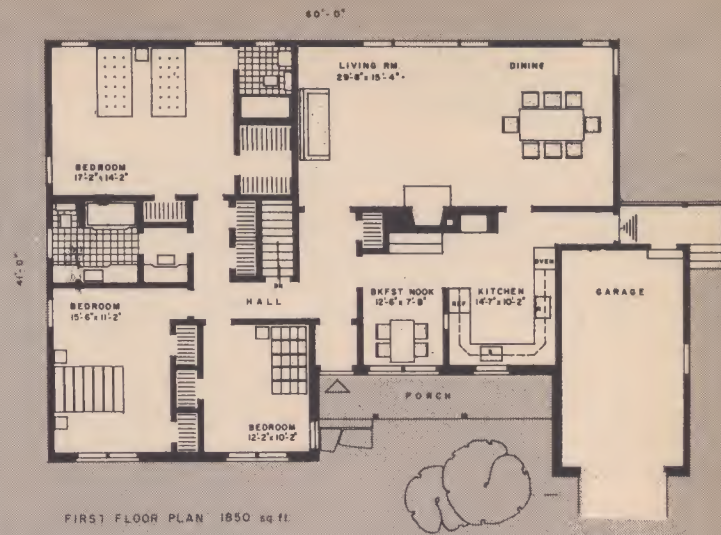
If you own a 50-foot plot the Wentworth is a likely candidate to occupy it. Measuring just 37 feet in width, this attractive hip-roofed ranch actually looks a great deal larger. Living-dining room and kitchen are in the front, with the kitchen minding both the front and side doors with equal facility. In the rear are three bedrooms and two bathrooms. Ease of circulation, good closet storage and maximum utilization of space are features of the Wentworth that make it one of this year's best low cost homes.



Three chimney pots tell a story

The exterior of the Hempstead has crisp classic lines and that aura of solidarity stone can give. Inside there is a living-dining room almost 30 feet long and over 15 feet wide with a large fireplace. Your family will also enjoy dining in the cozy breakfast nook which faces front.

The kitchen has a barbecue pit, a built-in cooking top, thermador oven and the new GE wall-hung refrigerator. Beneath is a pass-thru to an informal dining area that could make a delightful TV room. The bedroom wing boasts magnificent closet and storage space; the master bedroom has its own bath and dressing room. The other two spacious rooms share a large attractive bathroom with two built in dressing tables. The furnace is located in the full basement, right below the fireplace and kitchen barbecue.

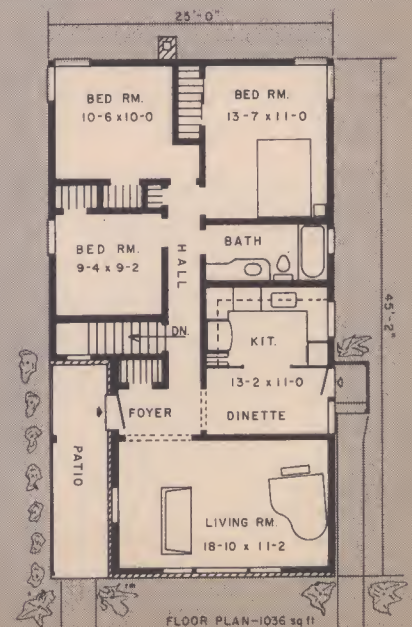


the Blair

John W. Burton, A.I.A. Architect

A big house 25 feet wide

A miracle of planning permits this gracious home to occupy a 40-foot plot and still have 15 feet for combined sideyards. Architect Burton has made every one of its 1036 square feet count toward easy living. There's a broad front facing living room, a U-shaped kitchen with cozy dinette, three bedrooms and one bathroom. A full basement provides laundry and storage space as well as a potential work shop and party room. Blueprints call for steel frame windows, also brick veneer across the front and around past the entry.





the Westport

George G. Foster, Architect

**Simple beauty
—and a get-away exit**

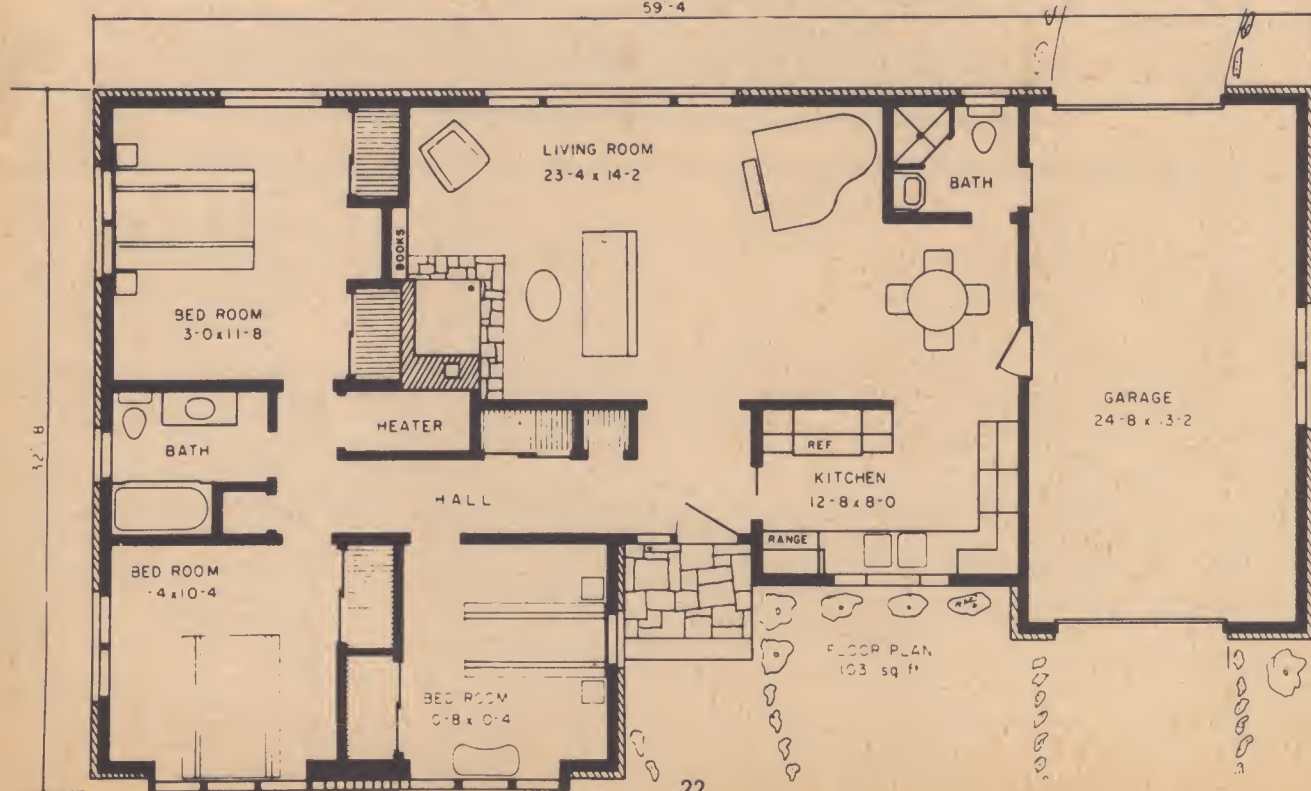
Simplicity is found in all true greatness; this is especially so for architecture. The Westport is an entrancing home that packs a wealth of features into a compact economical plan, yet does so simply and beautifully. The living room faces the rear gardens with accent on the corner hearth—books—placid view. It is a wide 14 feet and, with the dining area, a long 30 feet.

All three bedrooms are bright, cross-ventilated and well closeted. To augment the hall bathroom, there is a second bathroom near the dining area convenient for guests, and strategically located to intercept garden enthusiasts, garage hobbyists and soiled children before they have had a chance to give Mother a hard time.

Note the drive-thru garage for those sites large enough to accommodate this convenience or where rear service roads exist.

The editors of Associated Plan Service, Inc., have published plan books with a combined circulation of over two million. More than 80,000 homes have been built from the work of contributing architects.

59'-4"





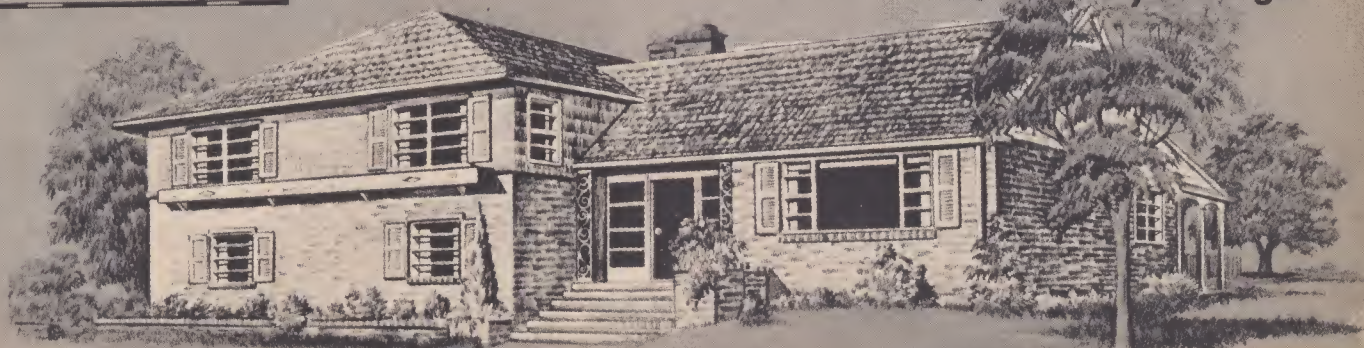
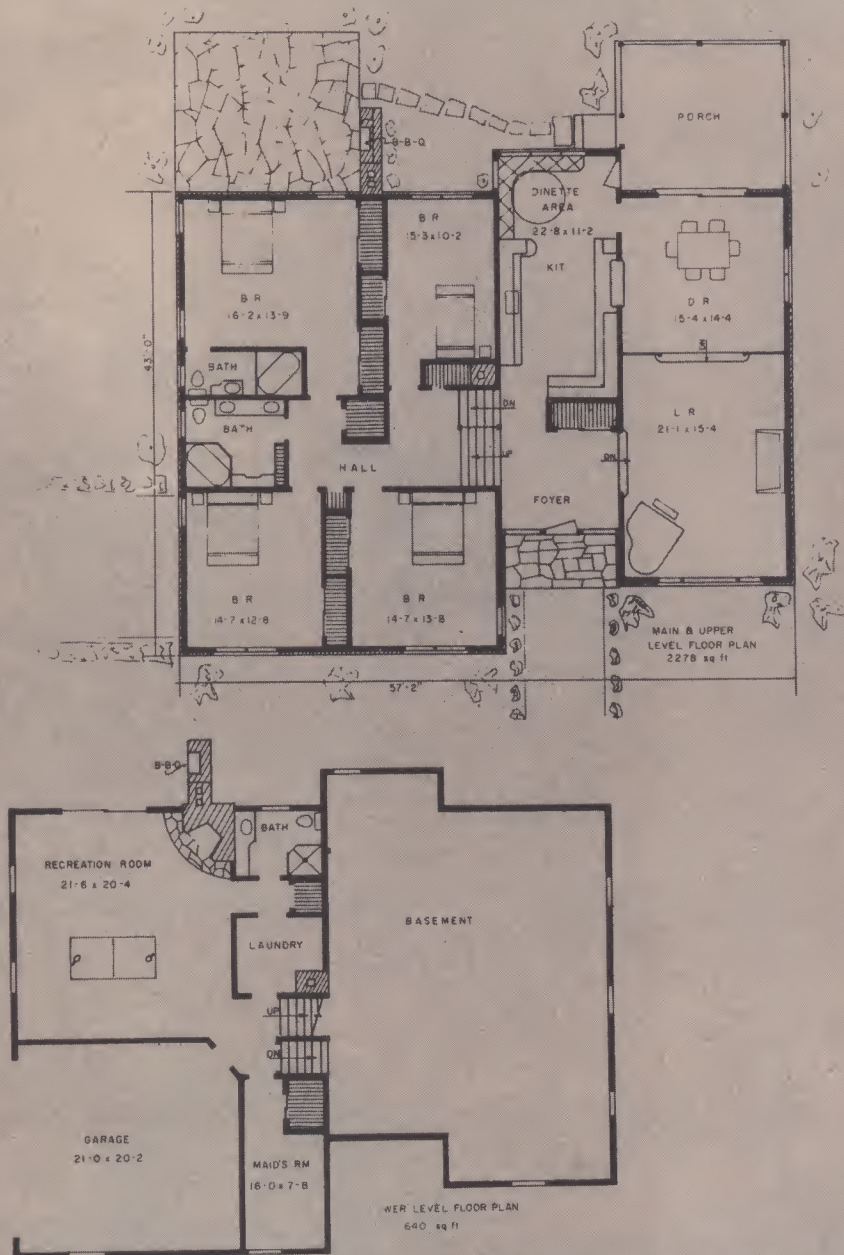
the Findley

George G. Foster, Architect

There's an art to gracious living that escapes the grasp of many. So often we strive for something and then when we attain it, we never fully enjoy it. The Findley has been designed to remind you constantly of your blessings. Every occasion that you enter its bright foyer you must be aware of your good fortune. Sliding the guest closet open with a touch of your fingers, finding plenty of space waiting for your coat, glancing up the regally broad stairs to the bedroom level above, stepping down into the sunken living room—all this gives you a sense of wellbeing that one can never grow to take for granted. You are reminded at every turn. As you walk thru the dining room perhaps a savory aroma will reach you from the pass-thru to the kitchen; slide open the floor-to-ceiling glass doors to the screened in porch and nature's perfume and music say it in a universal language.

Sprawl out in the roomy dinette for an informal lunch. Put your palms down on those built-in plastic seats and feel the luxury. Look at the row of electrical slaves ahead in the warm-hued kitchen. Take six steps down to your second living room, play ping-pong, sit in front of the huge corner hearth, open the glass doors to the terrace, barbecue some steaks. Then at the end of the day, refresh yourself in a Hollywood tub, relax in any one of the four master sized bedrooms that is yours. No, the Findley never lets you forget.

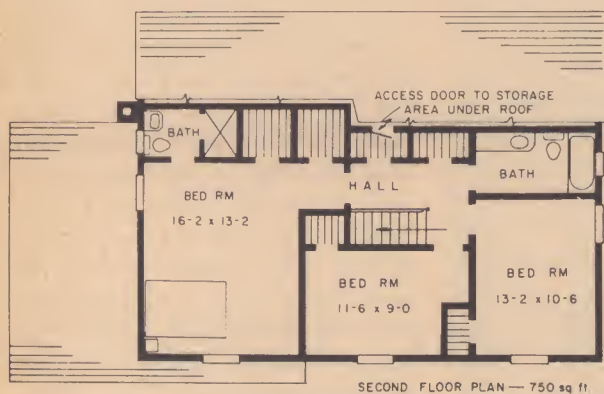
Never lets you forget



the Stuyvesant

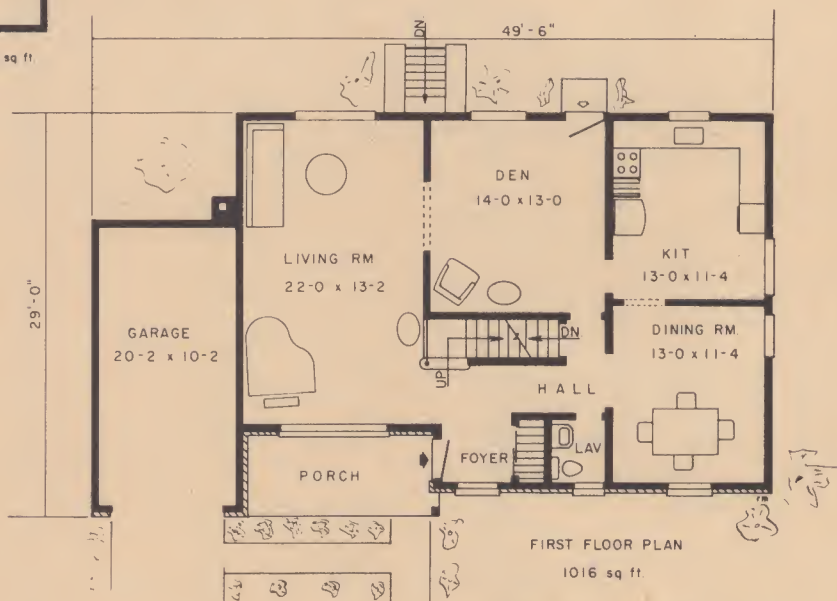
John W. Burton, A.I.A. Architect

Five years ago many two-story homes were designed to look like Cape Cods from the street side. Now, with that two-story look back in favor, the house is turned around. Note that the Stuyvesant's roof eave in the rear is at one story level. This of course places the three second floor sleeping rooms up front. The rear of the second story is devoted to bathrooms and closets. Downstairs there's a tremendous through living room with an adjacent den; a kitchen with snack space; and a separate spacious dining room. A guest lavatory is also on this floor. This attractive home has a full basement.



It's fun to dream about a new home and millions of families buy plan books each year to help them do just that. Among them are several hundred thousand who go a step further. They turn their dreams into creative planning. After the pictures they study blueprints and then what a few months ago was an idle dream soon becomes exciting reality.

**Two-story front,
Cape Cod rear**

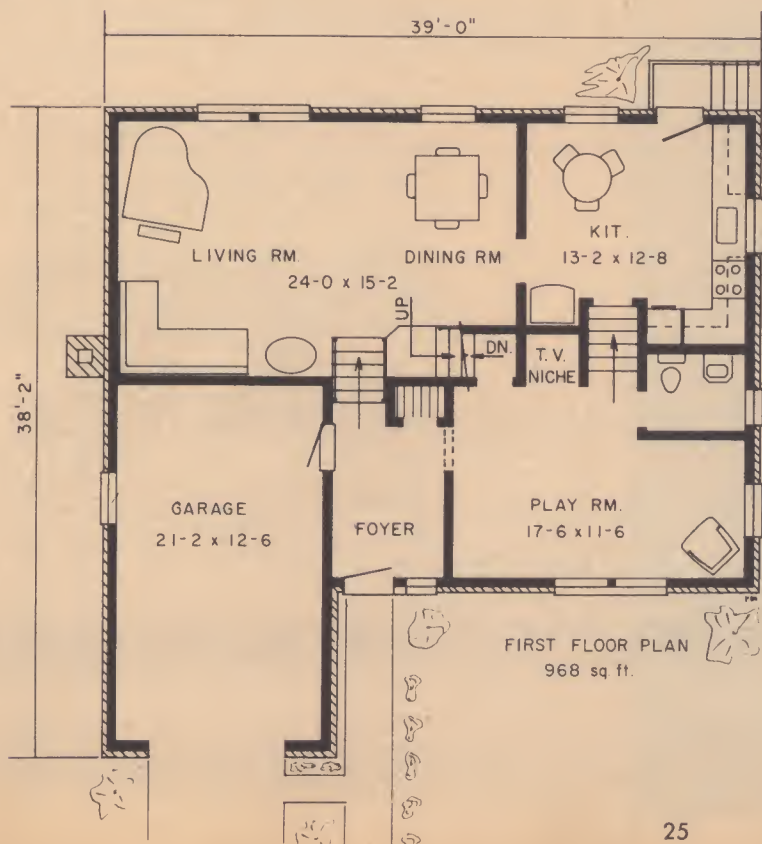
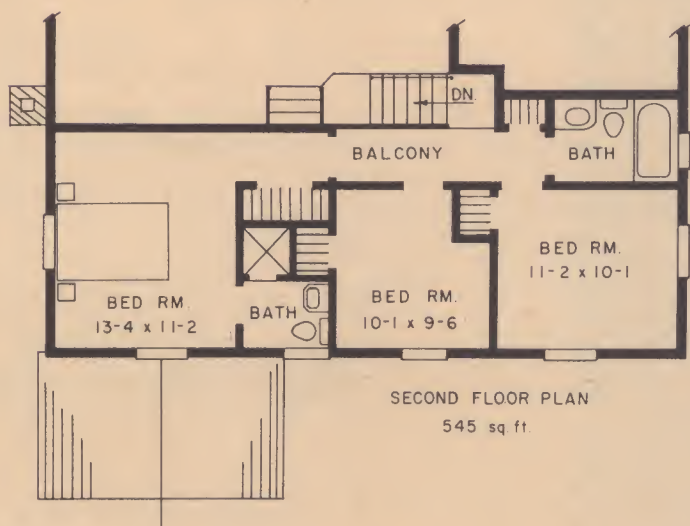




Split with a two-story look

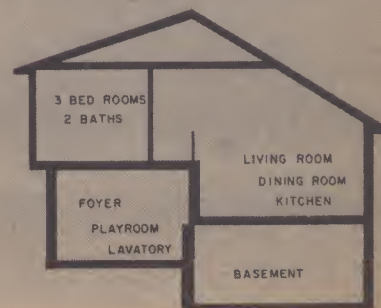
the Standish

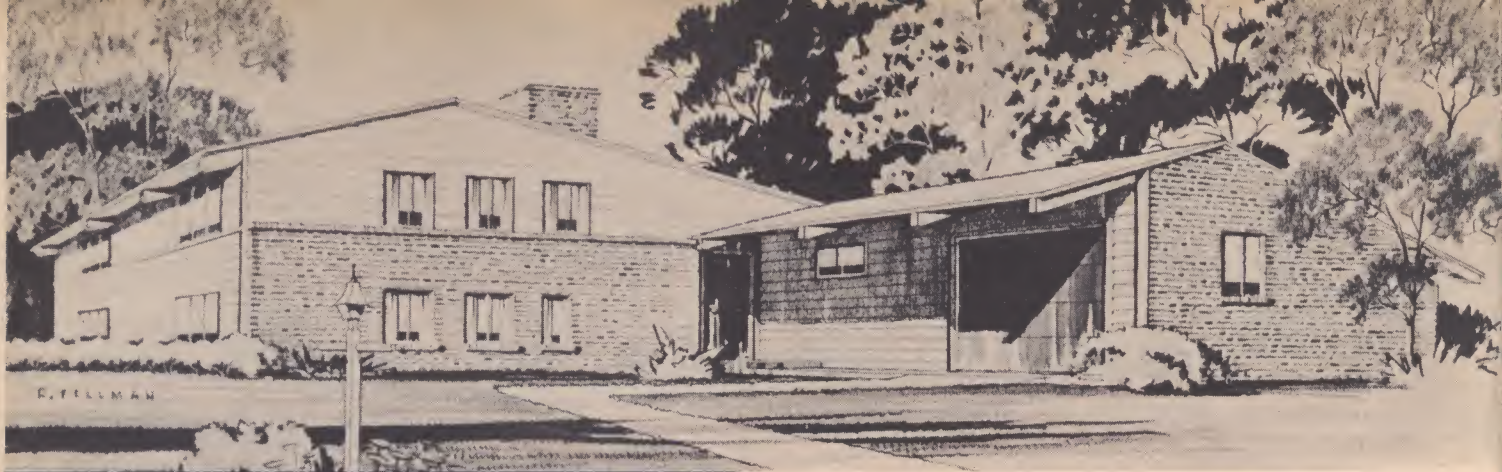
John W. Burton, A.I.A. Architect



The Standish is a split level home of the front-to-rear variety. The full two-story look is back in style and among 1957's best homes are an increasing percentage of homes that will present two stories to front view and a tapering down to one story height in the rear. From garage or front door you enter a broad foyer with guest closet. From here you may enter the large playroom to your right or mount six steps to the main living-dining room. This main activity room is 24 feet long. The adjacent kitchen has a rear exit as well as a separate stairway back down to the playroom. On the highest level facing front are three bedrooms. Two bathrooms serve them, while an extra lavatory does guest duty on the entry level.

A fourth level is the basement which is under the living-dining-kitchen level.

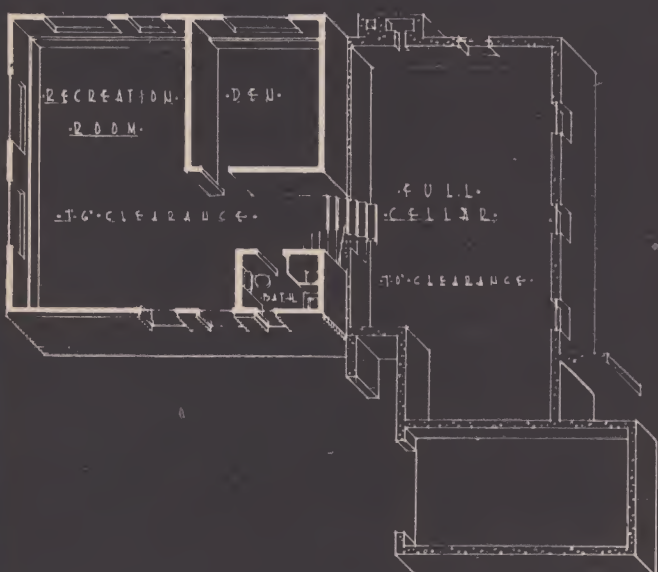
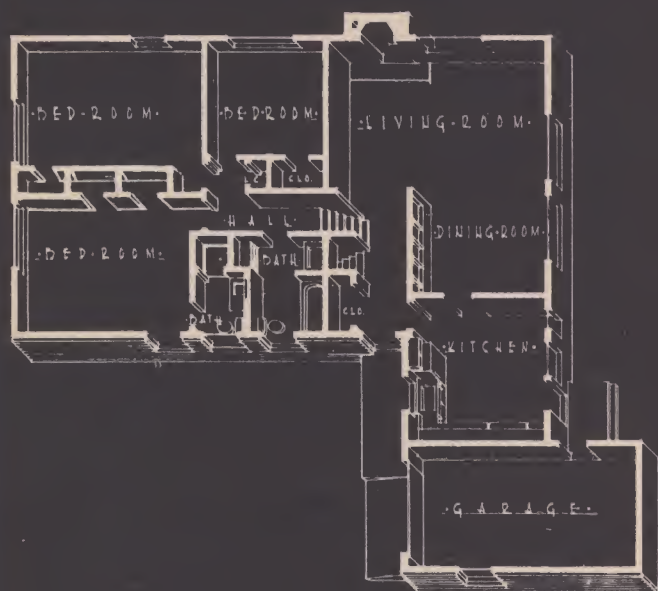




**Rambling split
with two living rooms
and a den**

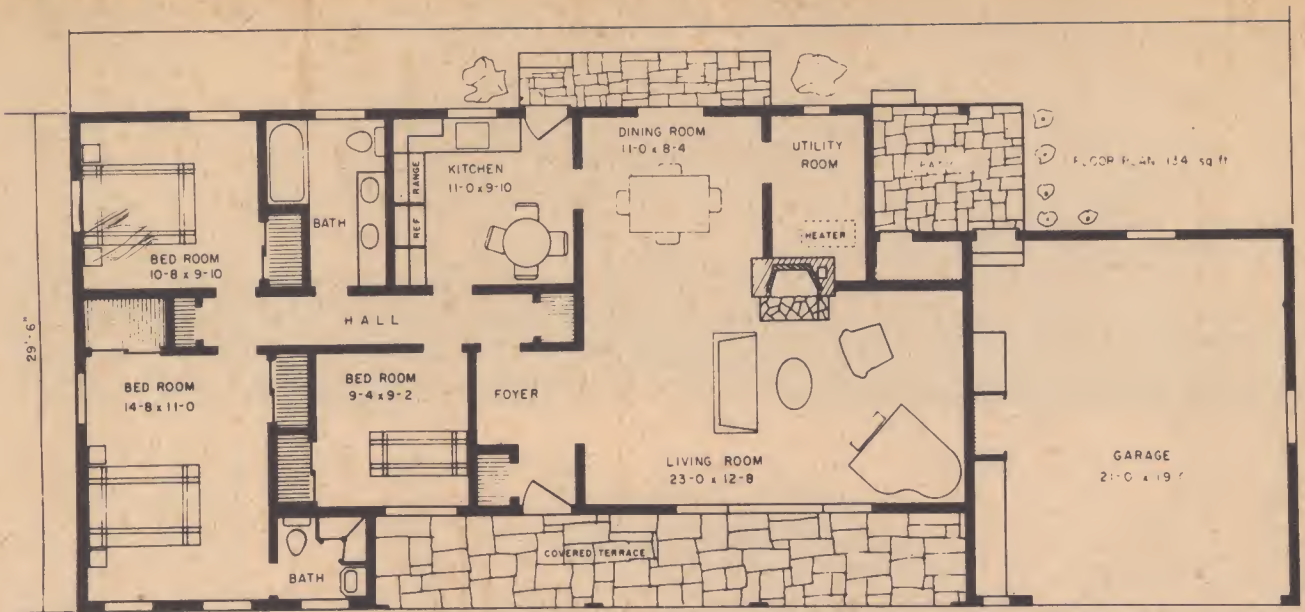
the Kimberley

Donald J. Brown, A.I.A. Architect



8 rooms, 3 full baths and laundry,—that's the Kimberley's big space story. To be more specific: living room, dining room, kitchen at entry level; recreation room and den at ground level; three bedrooms on the upper level. Blueprints call for 3 coat plaster walls, oak flooring, and studio type sloped beam and plank ceilings. There's a fireplace with bluestone hearth and mantle, sliding closet doors and tile baths with vanity type dressing lavatories. Although a one-car garage is shown it's easy enough to expand for two cars. Suggestion: white marble chips on the roof to reflect sun's rays for cool summer comfort.

73 foot suburban ranch



the Waverly

George G. Foster, Architect

Symbolic of French influence are the wrought iron filigree posts that set off the Waverly's 35 foot entry terrace and echo the metal casement windows. But there the New Orleans flavor stops, for the Waverly is strictly suburban ranch every one of its 73 rambling feet.

A massive wood-burning hearth sets the theme of better living that is furthered by such features as open dining ell with access to rear patio; breakfast nook in kitchen; extra closets; two bathrooms, one with twin vanities; good sized utility room; private covered rear patio with garden tool storage facilities; and over-width garage providing work bench, cabinets and laundry.

Outfitted with elegant hardware and dramatic lighting fixtures, finished in natural pastel colors and warm materials, the Waverly comes to life to make every day in it an occasion.

One of the most powerful forces in the country for good design Associated Plan Service editors are recognized for their championing of architectural talent especially in those rural areas most likely to suffer from its scarcity. To insure a proper new home for your family employ an architect; if this cannot be done then insure success with the plans of Associated's contributing architects. See page 62.





Fascinating angles

the Stockton

Alfred H. Abernethy, A.I.A. Architect

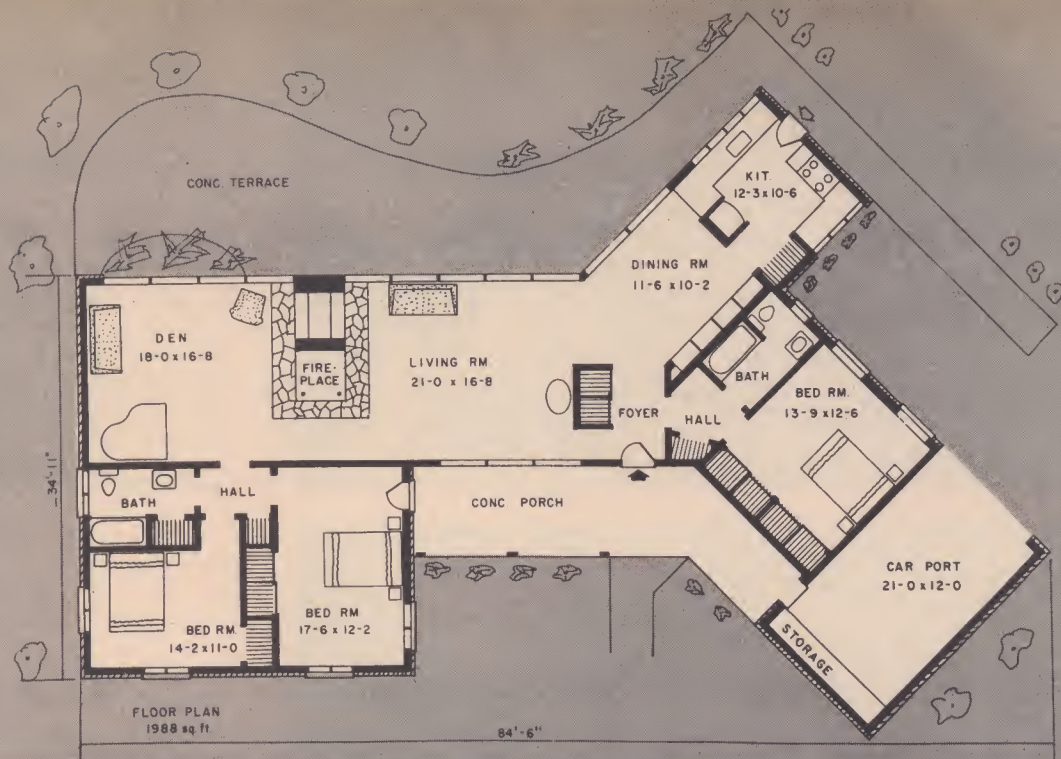
It takes pleasing angles to break the monotony of squares and rectangles. This plan embraces all the ingredients for convenient living: spacious fire-placed living room, open dining area, big U-shaped kitchen, a covered porch adjacent to carport, three well-proportioned bedrooms and two bathrooms.

Cinder block produces an interesting exterior pattern that is carried into the interior. Note the boiler room behind the fireplace; it has an outside coal storage room from where coal is fed automatically to the boiler.

One technique for finishing walls (which was developed in this home) is to trowel mortar over the face of the block and immediately rub down same with burlap sack. This fills the pores of the block and gives a very attractive appearing wall.

Exposed decking on the interior, with insulation above decking, eliminates many problems of condensation in joists or attic space.





This striking ranch home functionally divides its space for living, dining and sleeping. These three departments of the home are reached directly off a trapezoidal entrance.

The master bedroom is in a separate angled wing that has its own entrance hall, private bath and 15 feet of closet wall. The dining room and kitchen also form a wing of the plan. Living room and den form the core of the design. Another wing has two bedrooms and a bath.

the Milldam

Alfred H. Abernethy, A.I.A. Architect

How many times have you felt rapport with a certain beautiful home, only to have the spell broken by a voice saying—we better wait. Millions of families have heard that voice too, but today they are living in that new home because they had confidence in the future, faith and trust in themselves. The beginning is on page 63.

Two separate sleeping wings



MAGIC OF

inside



Photo by Mears Studio

A massive wall of Texas ledgerstone provides interesting texture in this living room. Essentially a formal approach, the stone planters have been built into the wall to provide interesting light and shadow effects contrasting with the smooth leather chairs and hardwood, vaulted ceiling. A clerestory window lightens the overall effect.



Photo by Ben Schnall

Large areas of glass, wood and deeply textured carpet set off this mosaic patterned stone wall in the interior of a New England residence.



Photo by National Concrete Masonry Assoc.

All of the exterior and interior walls of this house are exposed concrete masonry. The roof is lightweight concrete. The ground floor is concrete slab with terrazzo topping. In fact there is no wood at all, as doors and windows are metal and glass, while the ceiling is exposed filler block on reinforced concrete beams.



Photo by Portland Cement Assoc.

This beautiful fireplace wall is in a house built of light weight concrete masonry. Note how neatly the blocks form a bench as well as a divan enclosure.

MASONRY

.... and out

Stone, one of the oldest materials used by man for shelter, can be adapted to the most modern residential architecture. Here, it is seen in a Texas home where its long, thin lines are used architecturally to achieve the illusion of a low roof.

Photo by Mears Studio



Photo by Ben Schnall

The use of stone in a mosaic pattern in this Connecticut residence serves to identify the home with the rustic stone walls so often found in this section of the country. The planter in the foreground is associated in design with the wall of the house, making the house look larger than it actually is.

Concrete masonry units are used for this carport support wall. This is just one of the unlimited patterns you can attain with this material.

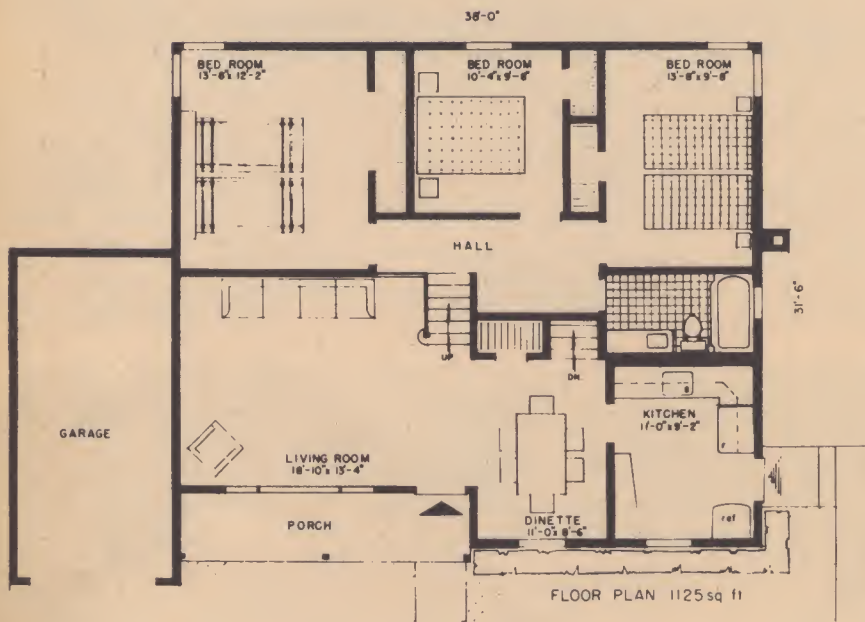
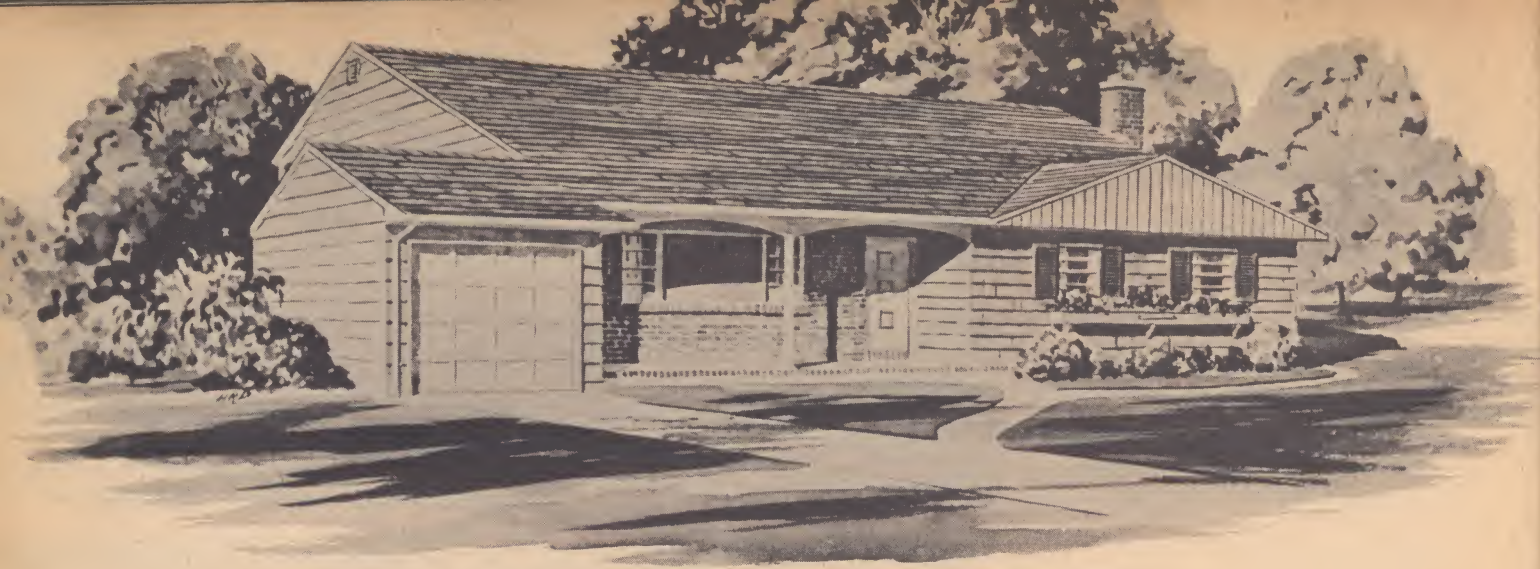
Photo by Concrete Masonry Assoc.



Concrete masonry is an easy material to work with and affords a great deal more flexibility in design than its massive sturdiness would have you think, as for example the interesting combinations of angles and corners in this residence.

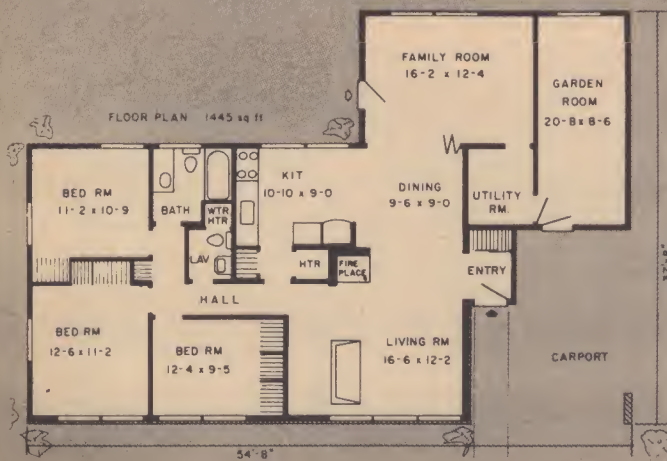
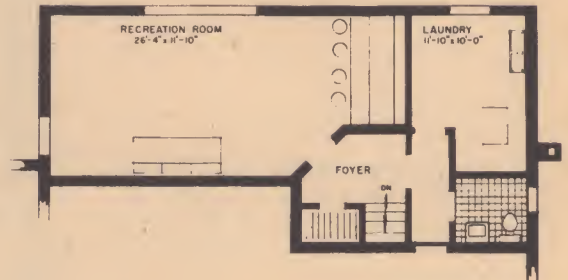
Photo by Portland Cement Assoc.





the Highland

George G. Foster, Architect



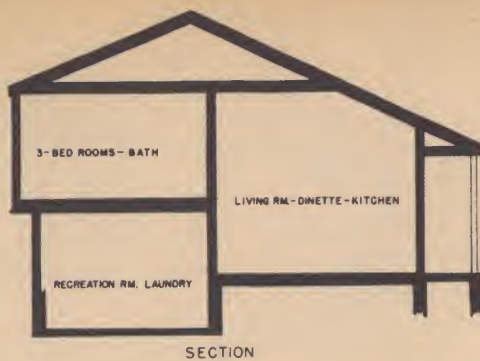
the President

William K. Davis and Associates, A.I.A. Architects

Despite its rambling appearance and the rich look of its board and batten sides the President has been designed for economy and deserves a place among this year's best homes for providing the most house for your money.

The long look of this striking home is accentuated by a forty-foot run of masonry across the front from corner to entry. The President caters to the active family,—one that requires a second living room for its indoor activities and a separate garden room for the means to its outdoor activities.

The three bedrooms are well away from all this activity. They have plenty of windows and lots of built-in wardrobe space. Besides the full bathroom there is an extra lavatory to head off morning traffic jams.



Split level full of surprises

One of the most exciting new plans to arrive on the American scene is the front-to-back-split-level. From the front the house appears to be a typical Cape Cod. Step inside, though, and you are aware immediately of the difference. A vaulting cathedral ceiling dramatizes the living room to your left and a balcony leading to the bedrooms adds to the interest. The kitchen and dinette are to your right. Below the three bedrooms is a second living room facing the rear, with space on the level left over for a laundry and lavatory adjacent to the furnace. "All this house for so little money!" That's the happy exclamation that follows this design into more and more communities with every passing week.

Many other delightful aspects of this home can be seen from an examination of the blueprints which can be obtained according to the instructions on page 63.



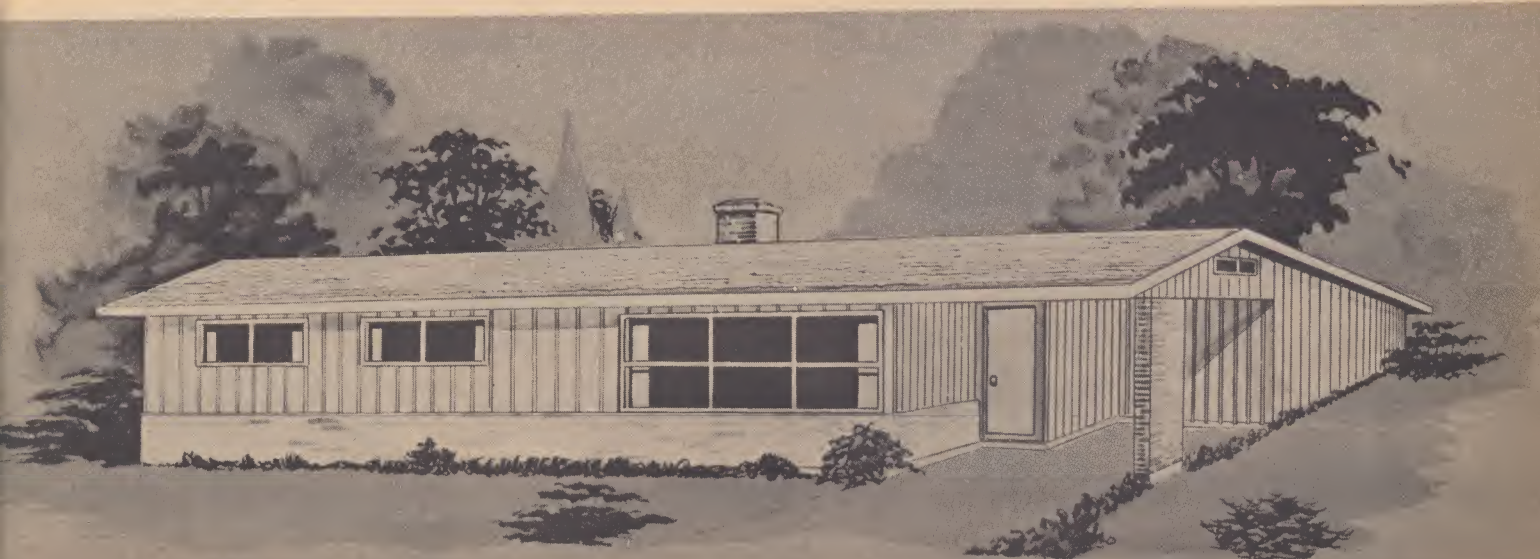
The vaulting height of the ceiling plus the darkly painted wall gives the living room a feeling of sensational size.



This short stairway, seven steps to be exact, leads from the entry to sleeping level, creating a balcony effect.



The ground floor den gives you a view of the outside world as well as a secluded place to forget it.

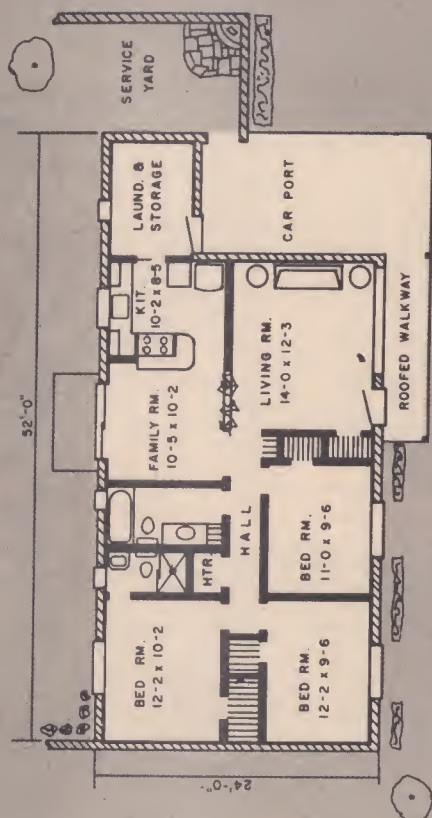




**Gracious western ranch
for \$12,000 to \$14,000**

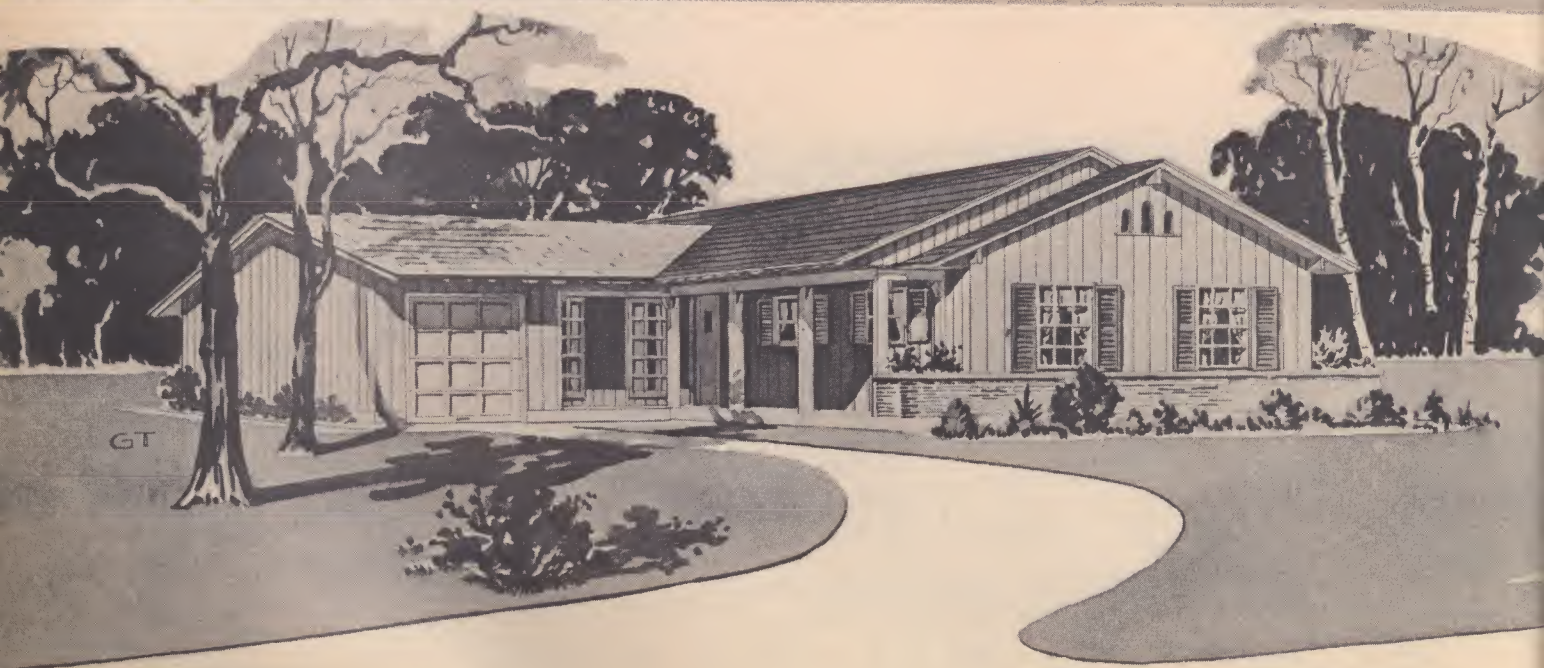
the Calumet

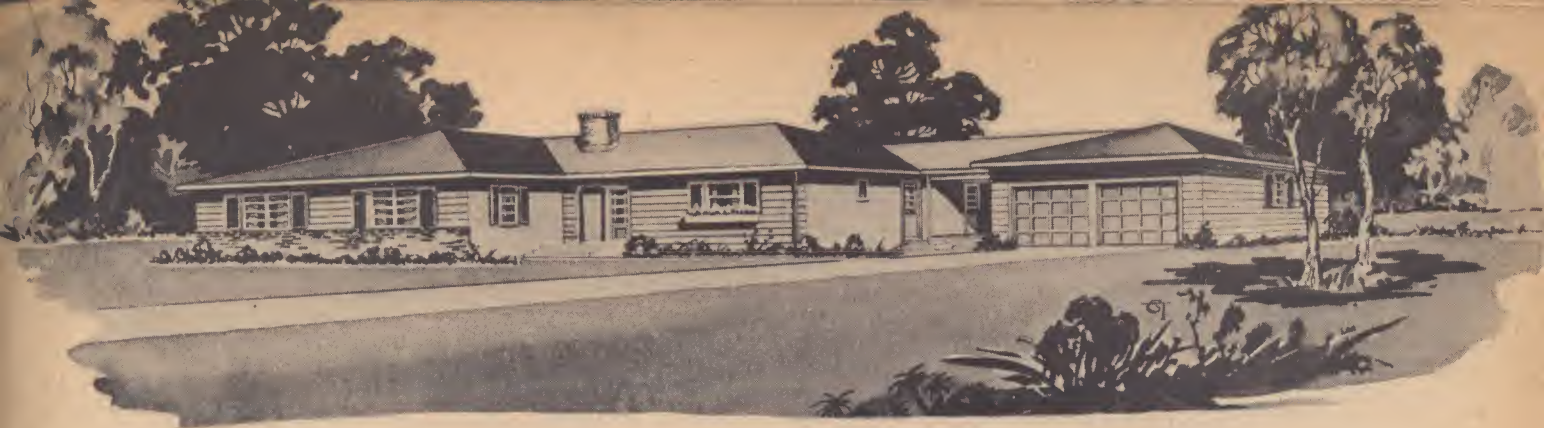
Anne Rysdale, Architect



The blueprints for this attractively styled rancher call for exterior walls of cinder block faced with brick, and interior walls of rock lath and plaster. Built on a concrete slab, asphalt tile floors are specified. The roof is pitched $1\frac{1}{2}$ inches in 12.

Although the living room is modest in size, it adjoins a 100 square foot family room with sliding glass doors to the terrace. A snack bar divides it from the kitchen. To the right of the kitchen is a separate laundry and storage room that opens to a fenced in service yard. Three bedrooms and two bathrooms make this quite a complete layout considering size and cost.





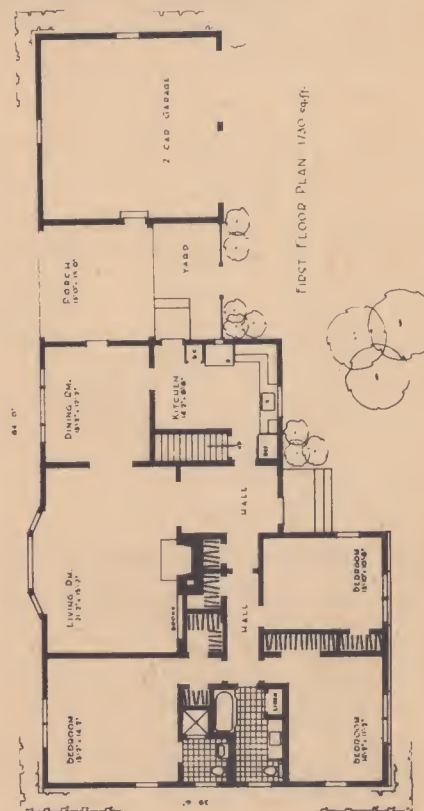
the Pitman

Dalzell & Dalzell, A.I.A. Architects

When your view is to the rear

1957's living room has moved to the rear where it enjoys large glass areas that unite it with the rear gardens. In this plan the daytime view is exploited by bayed windows and in the evening chairs are turned toward the fire or the television set. As to dining, there is on-the-run snack space in the kitchen, more formal accommodations in the dining room, and a breezeway porch for the outdoor repast.

The kitchen minds both side and front entries in this step-saving plan, and three bedrooms with two baths are grouped compactly around a private hall. Storage is well provided for by elaborate closets and built-in space throughout the house.

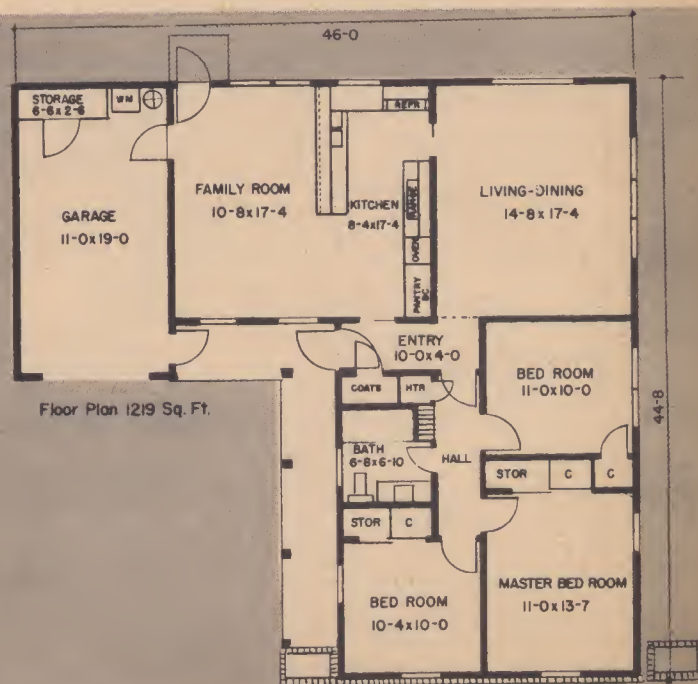


Rich looking ell-shaped ranch

the Winchester

Dunaway & Jones, A.I.A. Architects

Dunaway & Jones Texas architects designed the Winchester so that its living room has a view away from the rest of the house, exposed as it is on two sides to a sweeping panorama of green lawn and towering trees. The room is served most handily by the kitchen (no path of crumbs from here to there). Note the spacious square family room and the tile accented entry hall. A colonnade of 8 x 8 rough sawed posts leads the way to the entry. Sleeping capacity: three bedrooms and a bath.



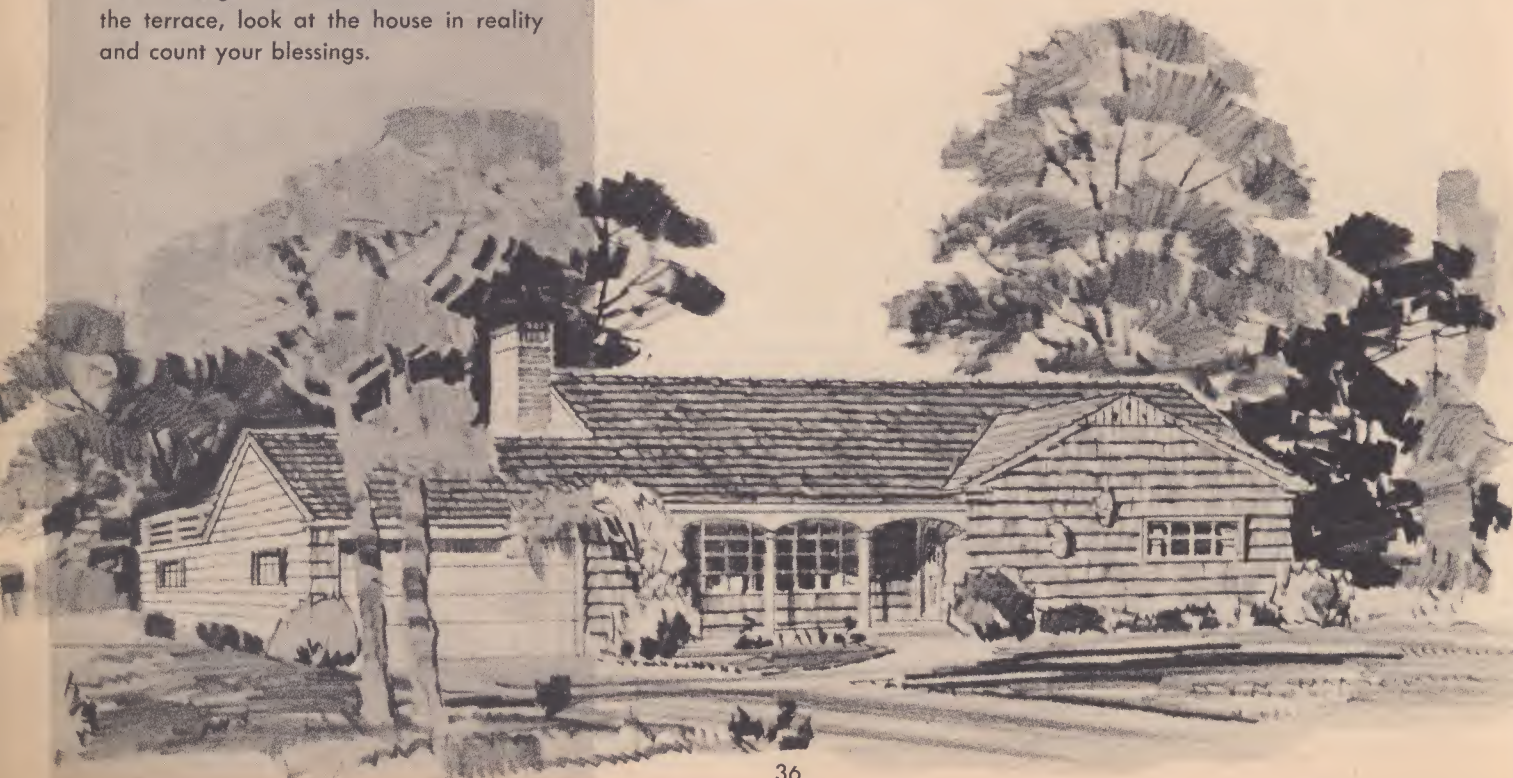
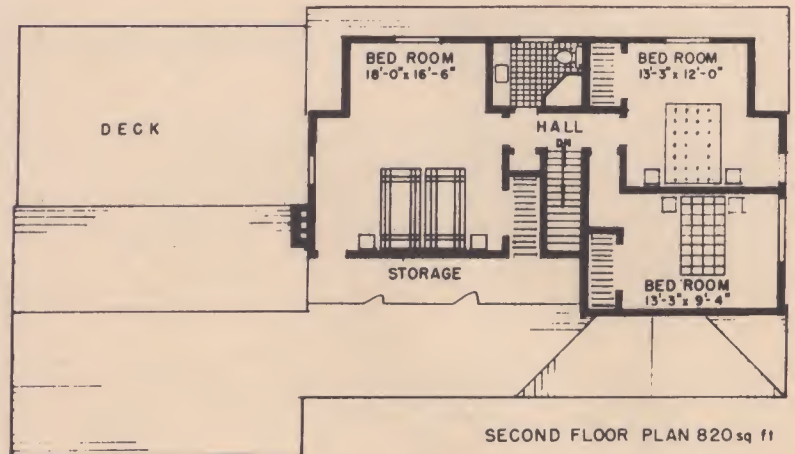
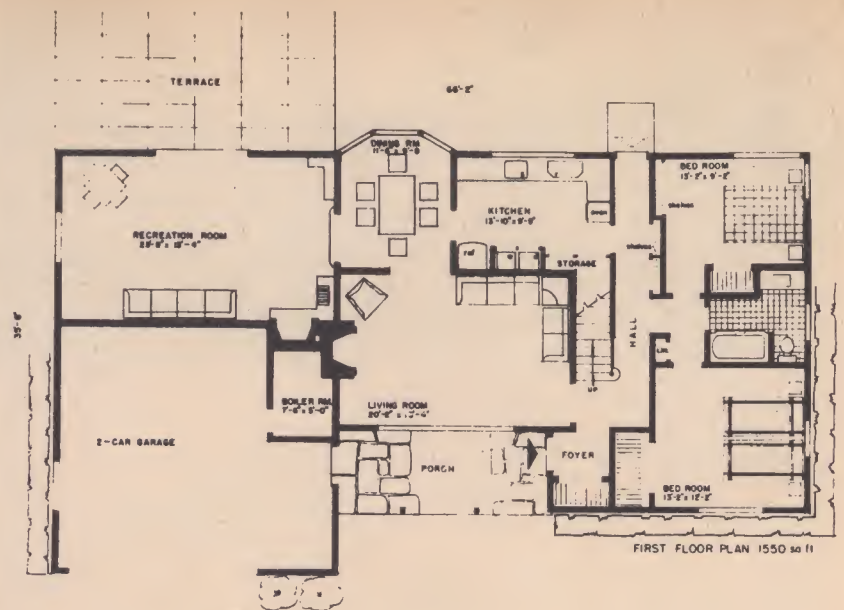
Two living rooms
and five bedrooms

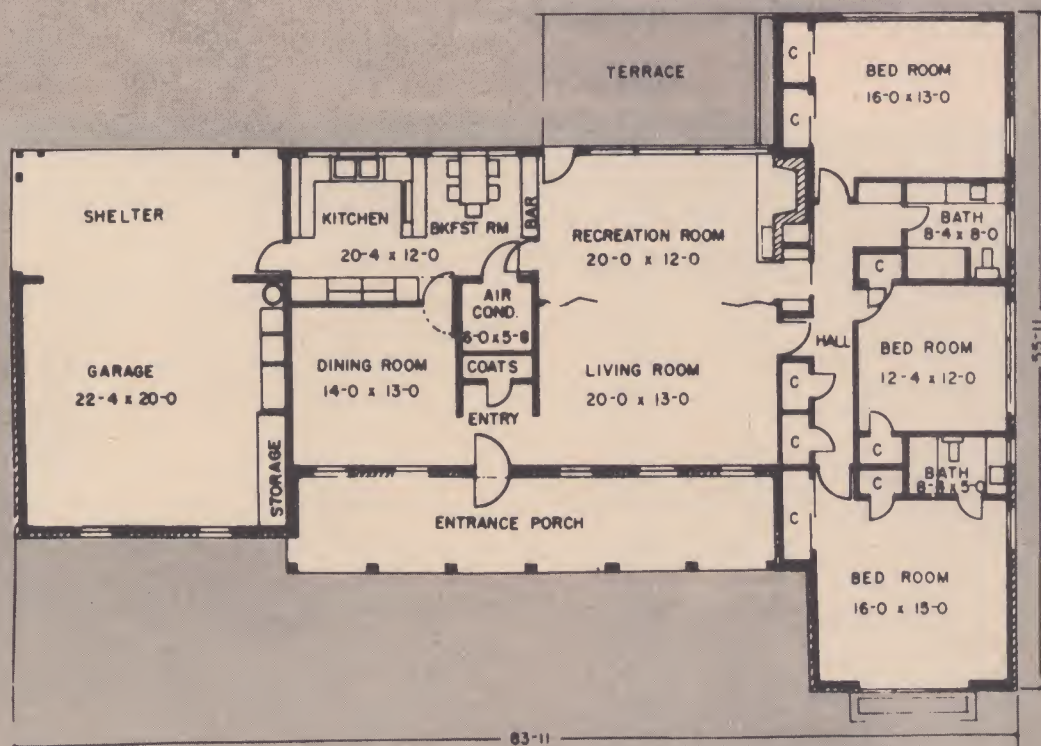
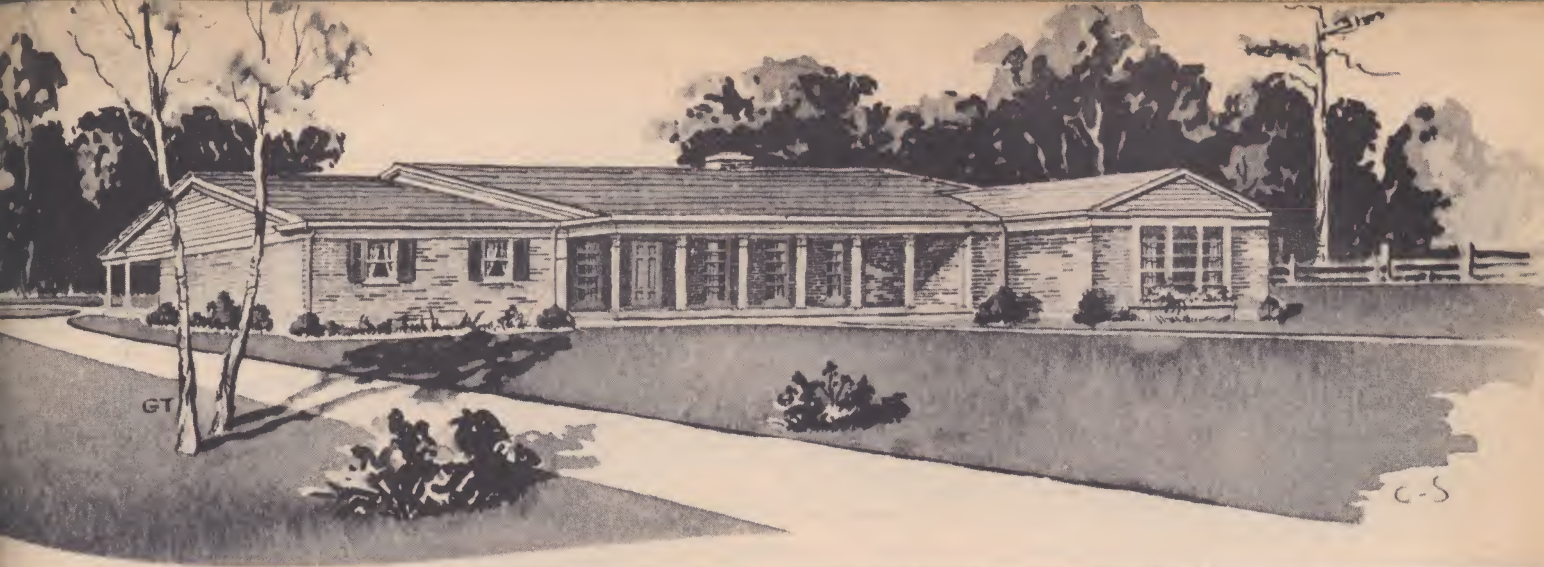
the Morgan

George G. Foster, A.I.A. Architect

Measured in rooms the Morgan count is nine; two living rooms, dining room, kitchen and five bedrooms. But room count omits such entities as storage areas—there are five downstairs alone not counting the boiler room; and bathrooms—there is one upstairs and one down. Nor does room count reflect the living features such as fireplaces—there is one in the living room and one in the recreation room; or built-ins—a whole wall of them at the first floor bedroom hallway; or that extra garage space that lets you drive in two cars though you have the lawn mower there plus the terrace furniture, screens and an assortment of what-not.

Count the rooms or read the blueprints, there's no way to really appreciate the Morgan other than to live within its embrace, to actually relax in its 23 foot recreation room for instance. Then you can walk through the wide doors out on to the terrace, look at the house in reality and count your blessings.





Colonial elegance on one floor

the Aristocrat

Dunaway & Jones, A.I.A. Architects

Blueprints are the seed from which a new home grows, and every dream of a new home must pass through the blueprint stage to reach reality.

Planting areas are used in the Aristocrat at the huge master bedroom window, at the fireplace, and again at the rear terrace. Also in this plan are those other little homey features that make all the difference, such as the double bedroom closets, the sliding recreation room door flanked by bookshelves, the folding plantation shutters, the breakfast dinette, the extra linen closet, and those handsome columns that bespeak Colonial elegance. The garage has been turned around to hide its door. Central heating and air conditioning equipment is located in an inside utility room. Plenty of room in this house to really live.

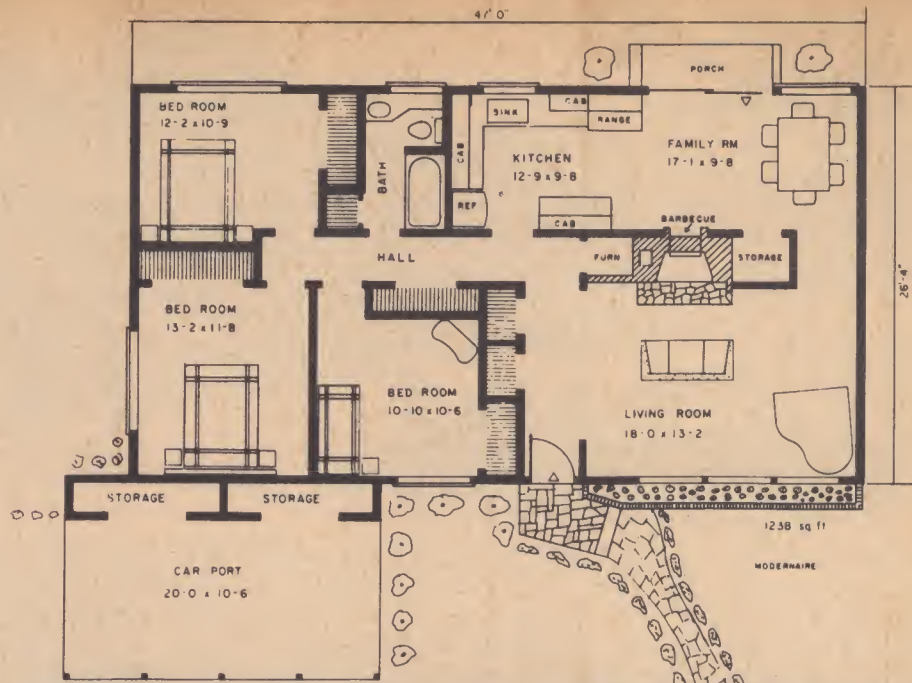
THE MODERNAIRE

RONALD R. CAMPBELL, Architect

The impact of our better home magazines on the architectural tastes of the nation is apparent in the many contemporary homes now being built. To keep these striking residences within the means of the average family takes the kind of ingenuity in planning evident in the Modenaire.

A front carport permits you to drive up to your entry. On the left side of the entrance hallway are two big closets insuring standby space for guests' coats. Three bedrooms and a bathroom are around to your left. To your right is the living room with fireplace on one side and panoramic wall of glass on the other. The ceiling follows the low pitch of the roof, and a panelled wall leads you to the family room. Here meals are served with that festive barbecued touch. The tiled floor joins with the kitchen into a 28 foot area, and there are sliding glass doors to the rear patio. Try to picture this in your mind's eye, as it's a truly inspiring plan.

You can learn a lot about a house from the blueprints without any technical knowledge. There are views of all four sides, all distances are clearly dimensioned and materials specified as to types and sizes. It's easy to spot the location of light fixtures and switches, even exterior hose bibs. If you have technical knowledge, the blueprints tell an even fuller story about rafter sizes, plumbing hook-ups, distances between ties, etc. Whether you are an amateur or professional, blueprints give you a world of information.



THE HALESITE

JOHN J. KLABER, A.I.A. Architect

Cedar shakes and a touch of native stone set the theme for the Halesite—a split-level home of beautiful proportions and generous capacity. As you see by the section diagram there are four levels with the split occurring from front to back. When you walk through the vestibule into the entrance hall you are standing in the middle of 40 feet of uninterrupted space running from the farthest living room wall on your left to the dining room on your right. Beyond that is a kitchen that surpasses your fondest expectations—not only large but well-planned and cheerful—a room where you will want to enjoy family get-togethers and to do your correspondence and administrative work as well as food preparation.

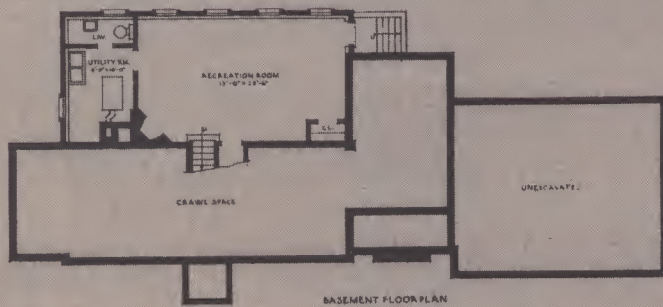
Back in the entrance hall is a short flight of six steps to the first sleeping level which faces rear. Up another short flight is another sleeping level; this faces front. Each has two big bedrooms and a bathroom.

Down from the living room is the fourth level—a surprise room over 25 feet long opening to the rear gardens. This beautiful multi-purpose area is served by storage space and lavatory.

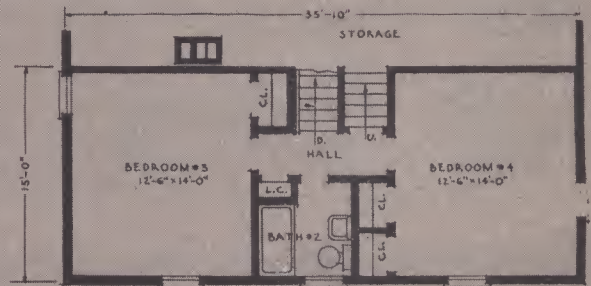
With the two-car garage, the Halesite stretches over 80 feet, so give it lots of land.



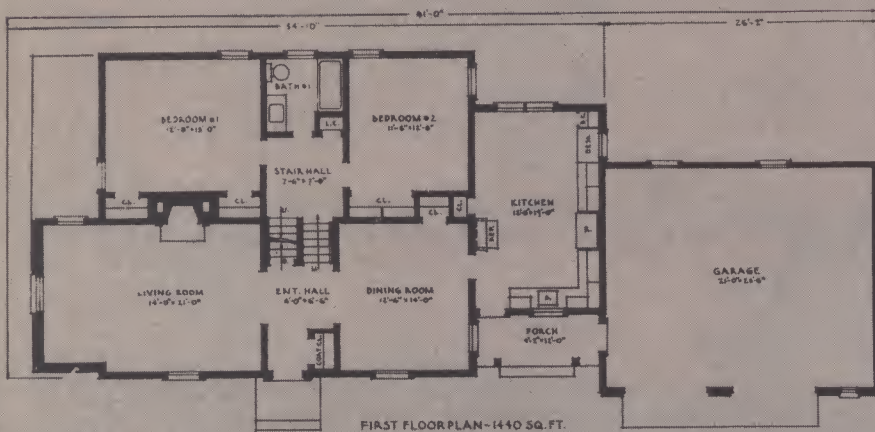
Two living levels . . . two sleeping levels



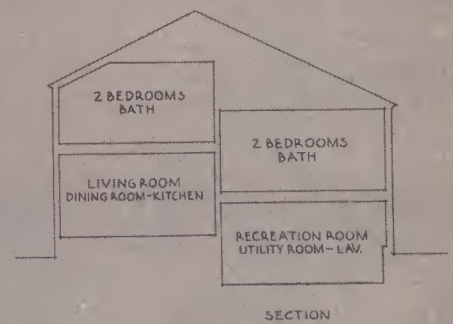
BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN - 1440 SQ. FT.



SECTION





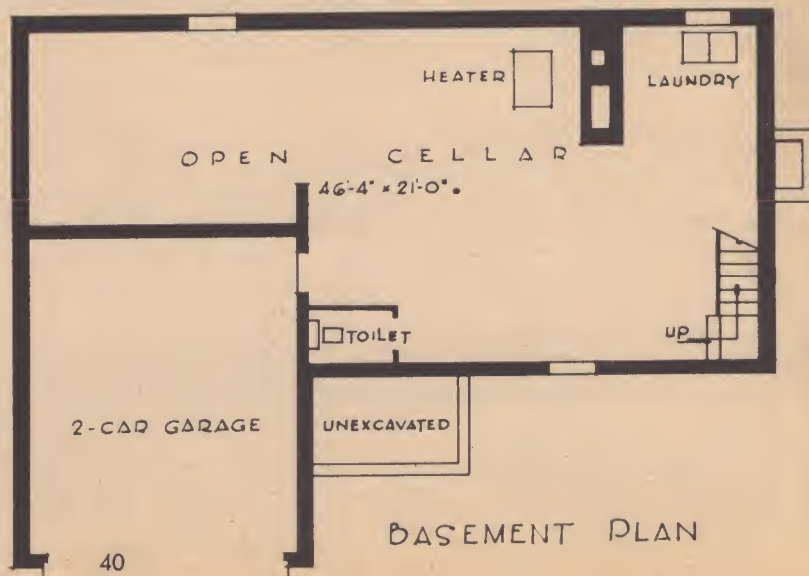
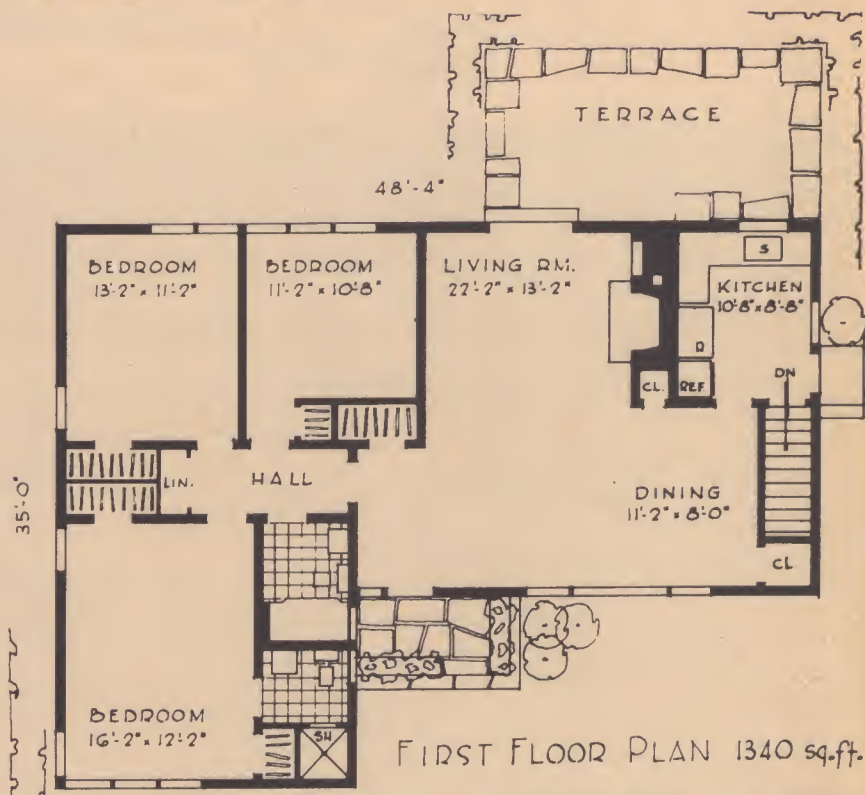
Open plan
with closed off privacy

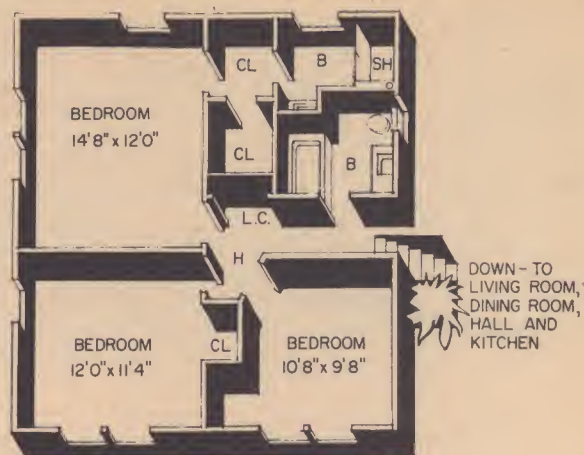
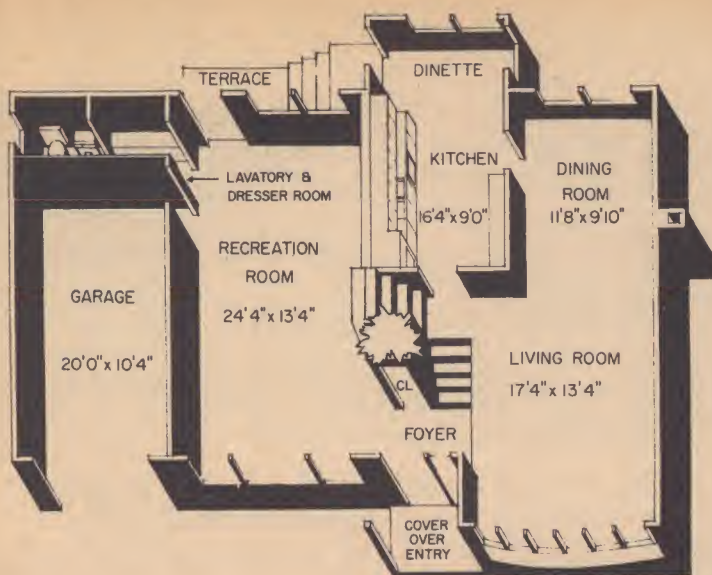
the Gateway

Dalzell & Dalzell, A.I.A. Architects

Ideal for a lot sloping down from right to left, this one-story home accommodates a two-car garage in its basement. Even if your site is flat, this arrangement is possible with minor grading and the help of two brick retaining walls flanking the driveway. Blueprints call also for a lavatory and laundry in the basement, as well as a 20-foot recreation room that could be built now or put on the calendar as a future project. The stairway from the basement lands you just inside the kitchen door. The front entry to this home is a handsome composition of planting boxes, flagstone, and fluted glass. Regal is the word for the living-dining area spaciouly laid out in the true concept of the open plan. Three bedrooms and two baths are off a private hall that can be closed off from the rest of the house.

Allow about five days mailing time for the delivery of your blueprints. Actually your order is shipped the same day that it arrives at Associated Plan Service, Inc. See page 62.





the Franklin

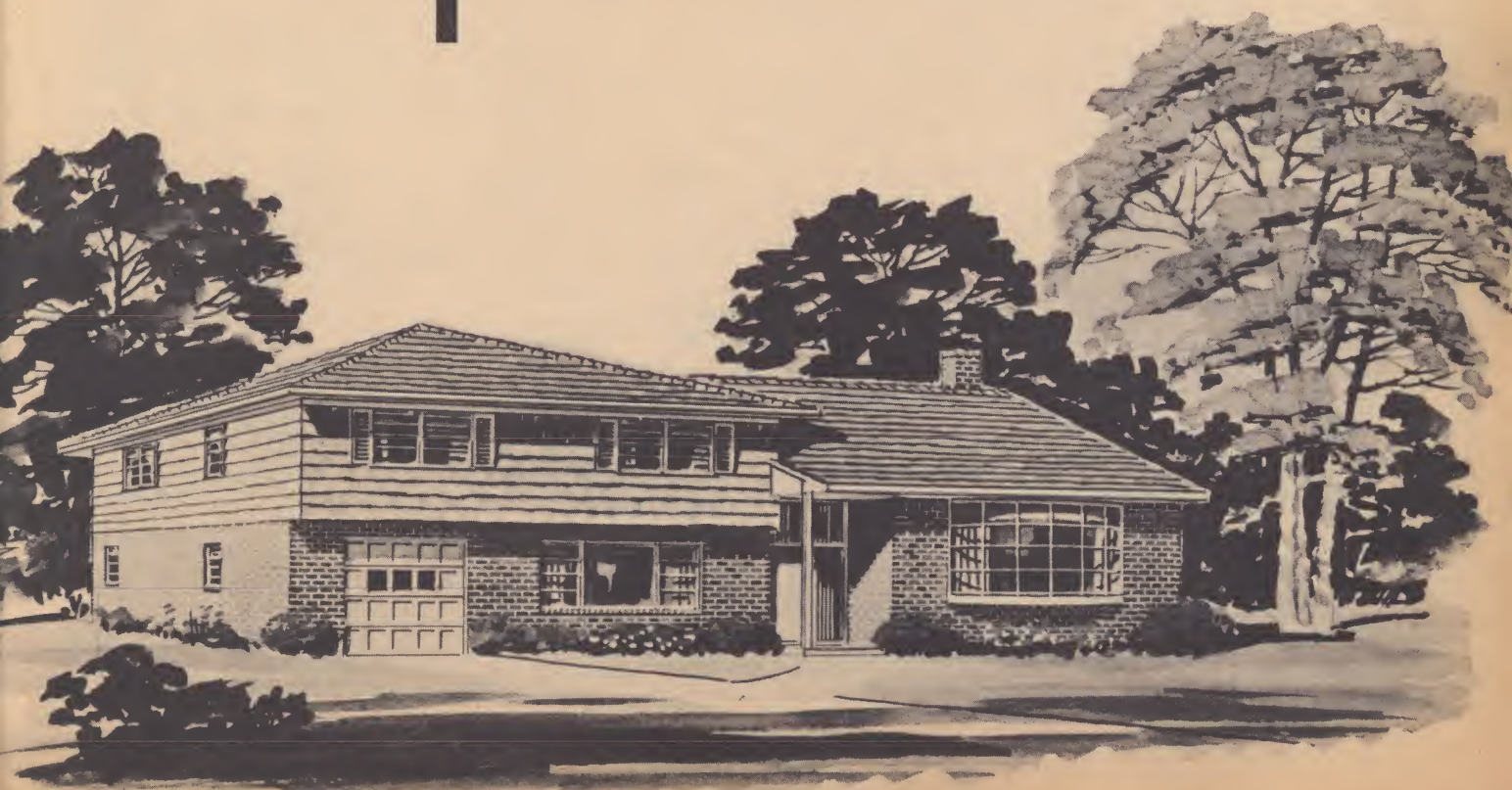
Donald J. Brown, A.I.A. Architect

Imposing entry in a fabulous home

There's nothing like a high ceiling to make you feel that you're in a spacious home and that's just what the entry foyer does for the Franklin. Nor is it just ceiling height alone—ahead of you is 24 feet of recreation room going right through to the rear terrace. Here, too, is a lavatory and dressing room, access to the basement and an exit via the garage.

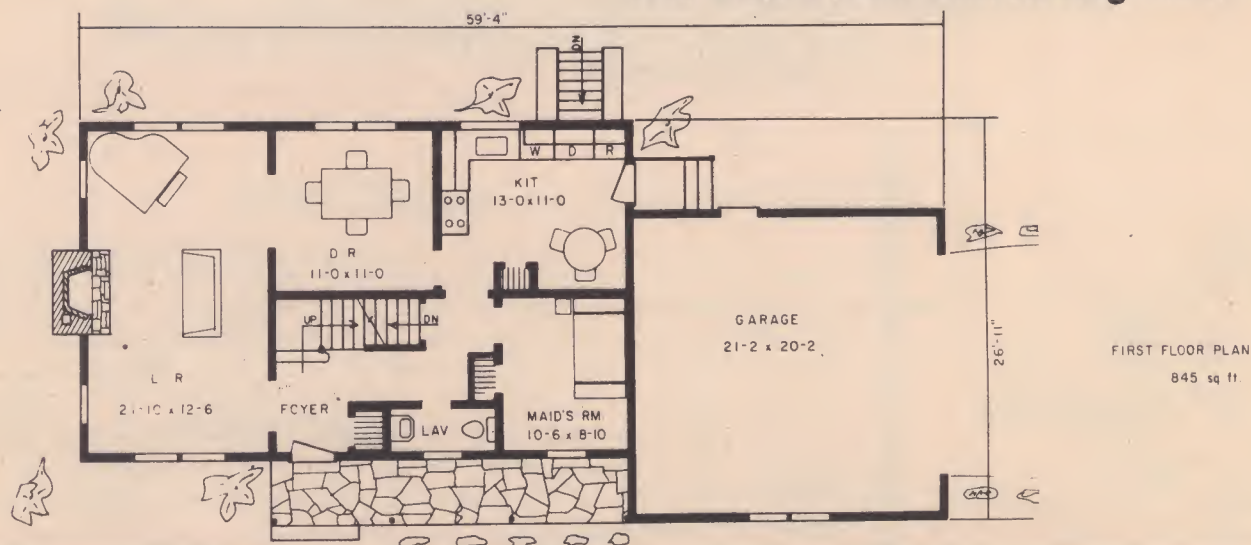
Mount 5 steps from the foyer and you enter an equally spacious living-dining room served by a 16-foot kitchen-dinette. On the upper level is the sleeping area consisting of 3 bedrooms and 2 full bathrooms. This exciting plan is fast becoming one of the national best sellers for 1957.

You see a doctor about health matters and a lawyer about legal problems. When it comes to building matters your local architect is your best advisor.





Plus maid's room and sewing room

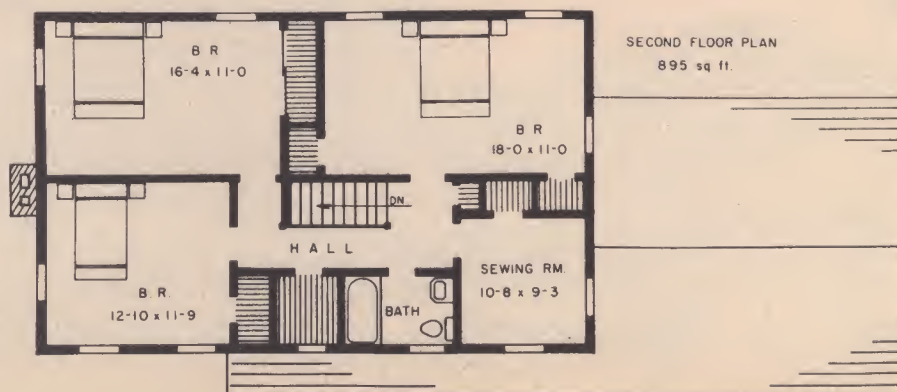


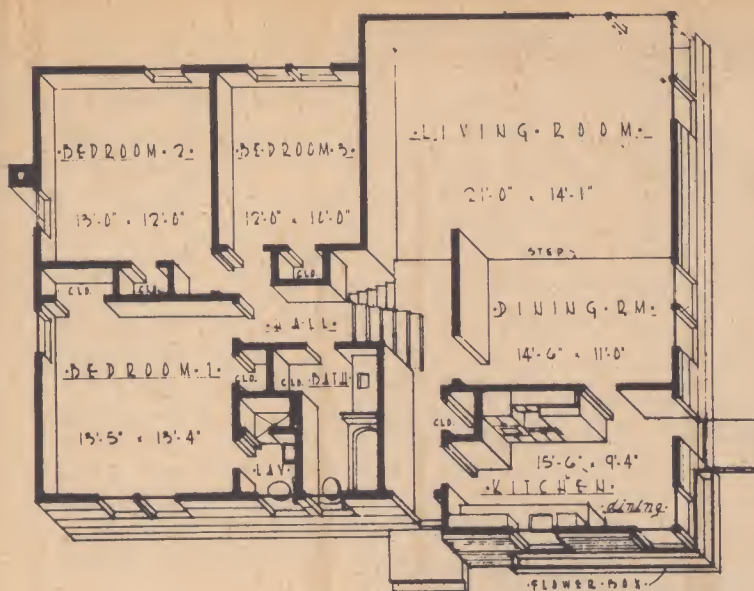
the Hedge Row

George G. Foster, Architect

See the decorative window on the second floor above the entry. What's on the other side? If you are skilled at reading floor plans you can quickly determine that it affords light to the large hall storage closet. Try to visualize a house in 3-D when you see the floor plan; it will help you in determining whether or not it is the house for you. You will note in this house how you can enter living room, dining room, kitchen or maid's room directly from the center hall. The same applies to the three upstairs bedrooms.

The Hedge Row is one of this years best two-story homes, destined to be built by many many families not only in 1957 but in the years to come.



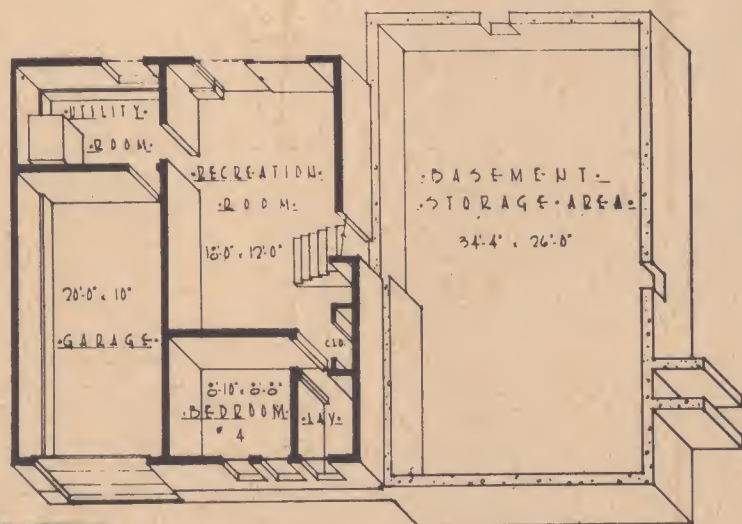


the Prescott

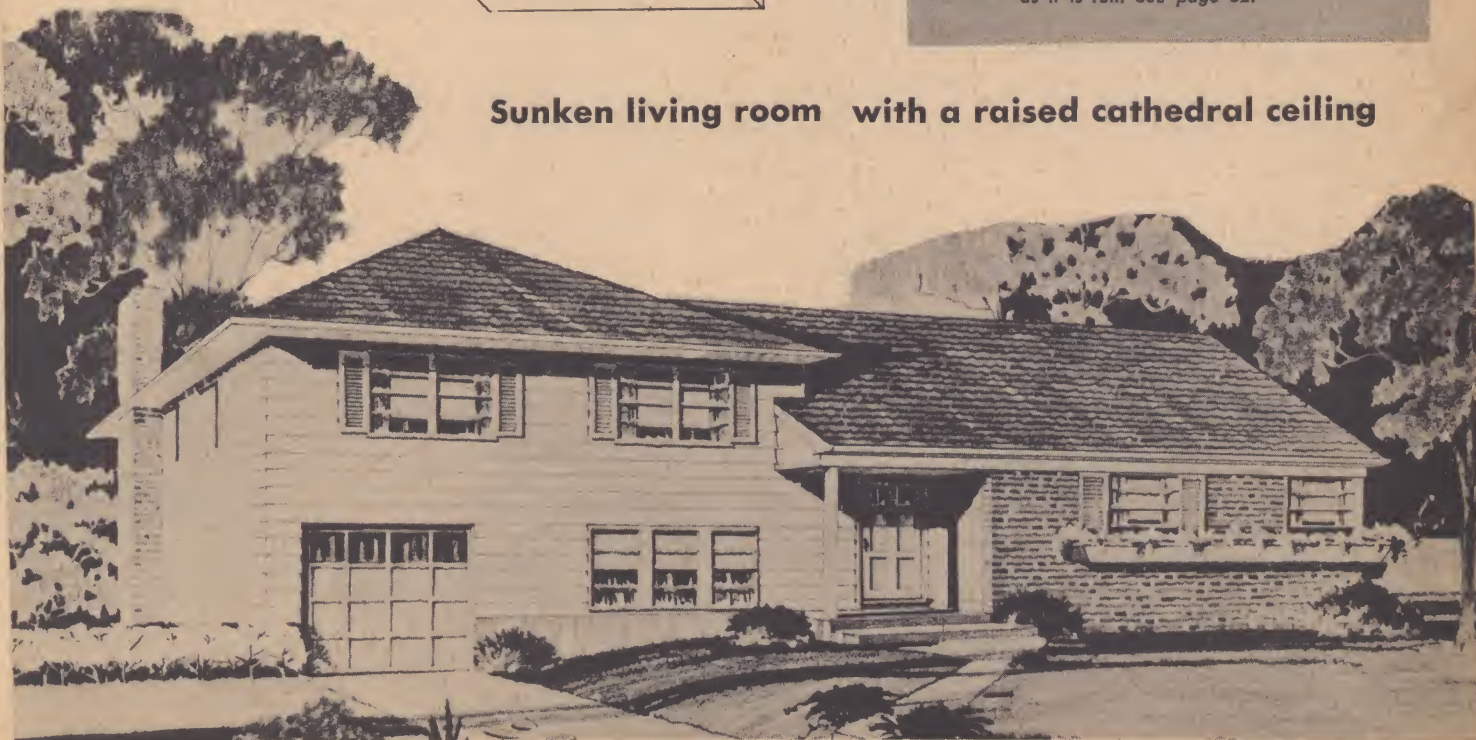
Donald J. Brown, A.I.A. Architect

If you custom build the Prescott you'll be creating a side split level that will be an outstanding distinctive home in your community. Its exterior is brick plus No. 1 cedar shingles. You will have a true center hall layout; this means you can reach any of the eight rooms without crossing another. Your sunken living room with cathedral ceiling and your raised dining room with its wrought iron rails will be a constant source of pride and pleasure to your family. You will have three bedrooms and two bathrooms upstairs, and an additional bedroom and lavatory on the ground level. Here too a vast recreation room will be yours, with sliding doors leading to the terrace. A full basement and utility room complete the plan.

Breathe life into your new home with a tasteful color scheme. Associated's color expert, Marie Francis, has designed a color kit which makes the selection of a beautiful color scheme as easy as it is fun. See page 62.

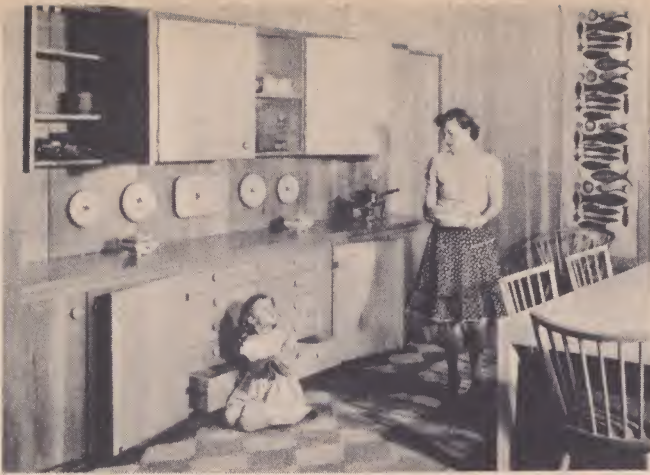


Sunken living room with a raised cathedral ceiling



built-ins and built-outs

That narrow wall next to the window or alongside the fireplace, where no piece of furniture seems to logically fit, is an artistic challenge to most architects. A frequent solution utilizes such western softwoods as Douglas fir and west coast hemlock to shape storage shelves and cabinets that either jut into or out of the wall. In some cases the wall never materializes; a room divider is used instead. The fine grained loveliness of fir or hemlock has a custom richness when finished natural that adds an elegance and warmth to any room. Here are some examples of these useful built-ins and built-outs.



This built-in wall cabinet is made of the same material as the walls—west coast hemlock. You can build it so that the dish cupboard opens to both dining and kitchen side. Below it a built-in buffet with counter top.



This two-way built-out divides living and dining areas by providing storage space, as well as frame backing for a cushion davenport.



This room divider is a five-way music wall. The spinet piano has its own compartment, as does television, radio, phonograph and hi-fi speakers.



In this family dining nook, the cupboard and shelving unit replaces extra furniture and makes the most of an otherwise waste wall. Note that the wood is finished naturally, permitting the beautiful grain and neutral shadings to blend with any color plan.

Homes in 1957 will make increasing use of adjacent outdoor areas. Sliding glass doors marry the inside of your home with its outdoor annex—the patio. Concrete masonry gives the patio the same solidarity as the house itself.

Photo by National Concrete Masonry Association



A "U" or "L" shape floor plan gives you a protected outdoor living room for a small additional cost. Large glass areas will permit your patio to lend its space to the inside. Here red cedar siding provides warm toned walls for this private outdoor corner.

Photo by West Coast Lumbermen's Assoc.



build a living patio

Where back yards are exposed to neighbors, a privacy wall around your paved terrace can carve out a free form outdoor addition to your living area. Such a wall will also make an ideal backdrop for formal gardens. This is a possible solution for basement rooms, too.

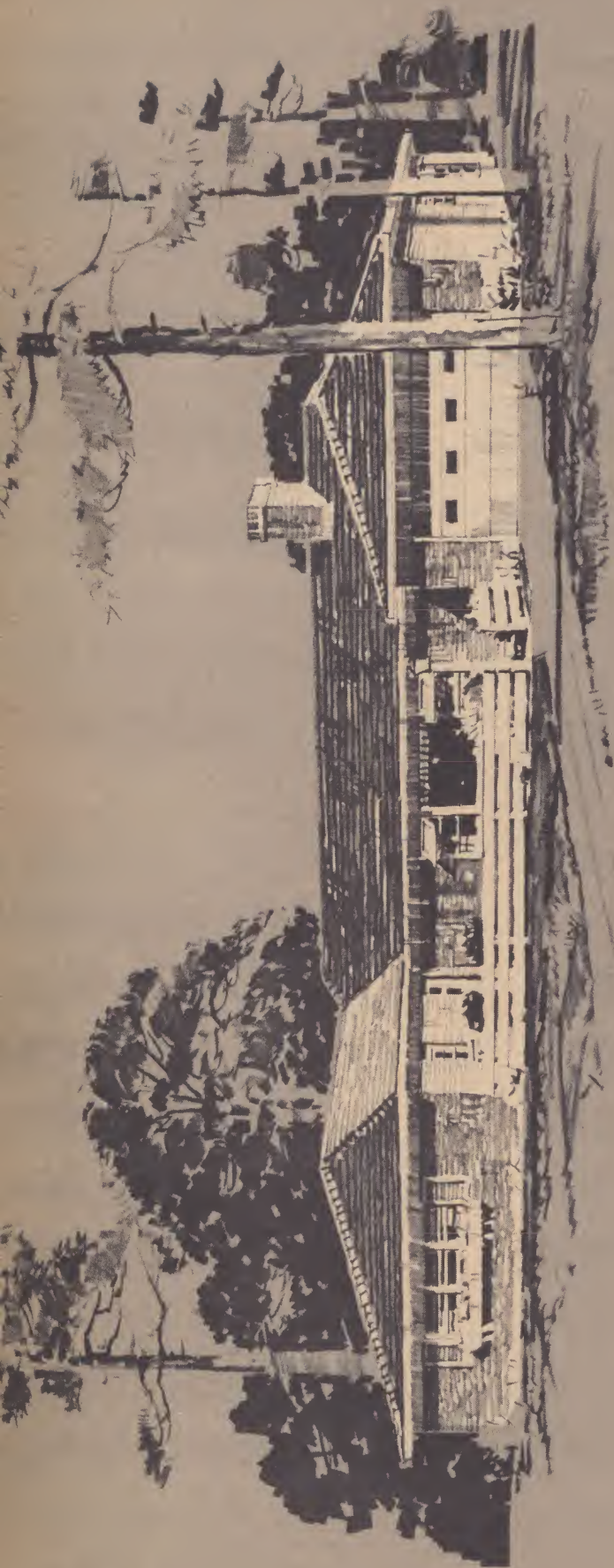
Photo by Western Pine Association



Patios need not be adjacent to the home. The use of colored plastic panels for this garden roof helps convert backyard space into a covered terrace ideal for summer entertaining and modern living. The light weight sheets are fire-resistant, shatterproof and easy to install.

Photo by Allied Chemical & Dye Corp.





Ranch home with welcoming arms

the Bennington

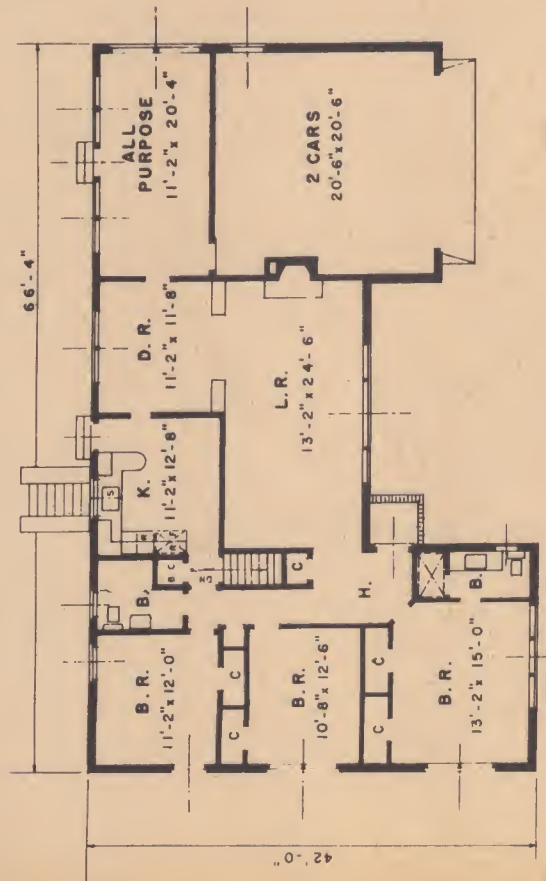
WILLIAM G. CHIRGOTIS, A.I.A. Architect

The bedroom wing on the left and garage on the right come forward to embrace a fenced yard where the Bennington's youngsters can safely romp. Mother can supervise from the living-dining area as there is a big picture window to see through. It is flanked by awning windows which are becoming increasingly popular.

There are three bedrooms each separated from the other by a closet wall that helps keep out sound.

The Bennington is a bigger than average house, but well within medium price brackets. The living room length is often the tip-off on the roominess of a house—24 feet plus in this case means gracious living in its fullest sense.

Most families cannot afford to purchase new furniture with a new home. It is important that your present furniture will fit into the design you choose. To aid in determining your best furniture arrangement, furniture cut-outs are supplied at no extra cost with blueprints. They are drawn to the same 1/4 inch scale as the floor plan of your blueprints. They are standard furniture outlines and when placed on the floor plan permit to test various interior schemes. See page 62.



FIRST FLOOR PLAN



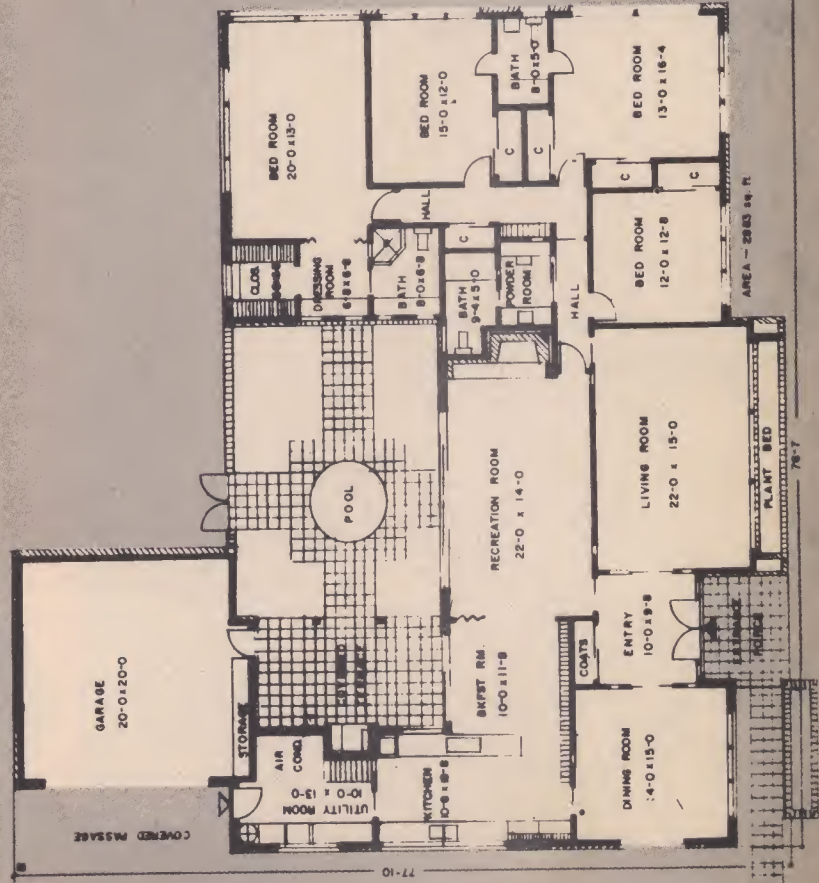
Enclosed terrace with pool

the Galveston

DUNAWAY & JONES, A.I.A. Architects

The Galveston plan rambles around a covered barbecue-equipped patio that overlooks a colored concrete pool seven feet in diameter. Through sliding doors is a twenty-two foot informal living room even more grandiose. Other exciting features include a built-in electric oven in the kitchen, a separate corner dining room, and combination breakfast room and housekeeping office. There are four bedrooms. The two children's rooms share a communicating bathroom. The guest bedroom is convenient to a compartmentalized powder room and bath, while the master bedroom enjoys a private bath as well as a windowed dressing room with walk-in closet.

You don't have to strike oil to own this home, but it helps. Actually its enclosed livable area is very little over 3000 square feet, which when multiplied by the average cost prevailing in the country for a one story basementless home (\$11) yields a price tag well within the reach of the moderately successful family. If all the trimmings are to be included there are 961 square feet of garage, covered terrace, porch, and planting boxes which can be safely figured at \$5 to \$6 per square foot.





**Space, space everywhere
and none wasted**

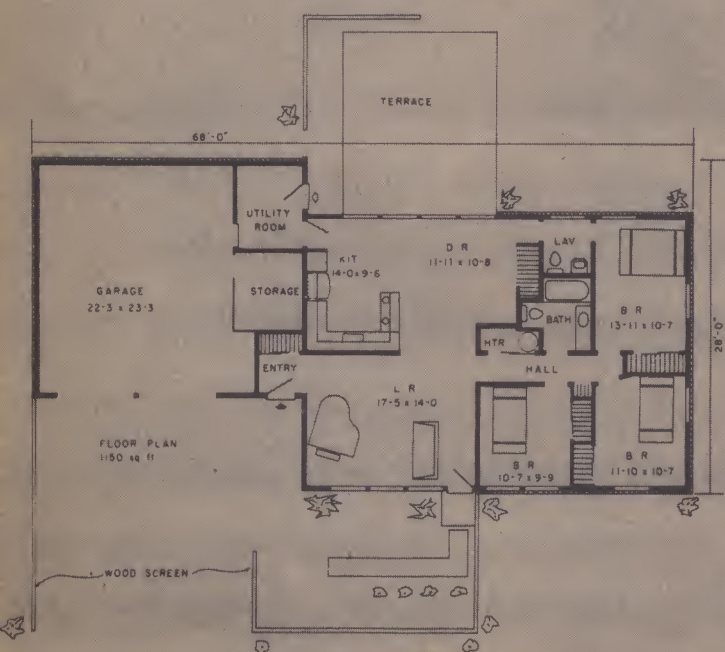
the Executive

William K. Davis and Associates, A.I.A. Architects

The Executive is a sturdy brick home with a vast open indoor-outdoor activity that is as perfect for entertaining as it is for everyday living comfort. The efficient U-shaped kitchen sits astride of an impressive open area that starts with a big bright living room, continues thru a multi-purpose room and extends thru a wall of windows to the broad private terrace in the rear.

There are three bedrooms and 1 and ½ baths. The fraction is a lavatory that is reached from the master bedroom as well as from the multi-purpose room.

A laundry room connects kitchen and garage. Nearby is a large storage room. The inside length of the garage is about 23 feet—more than enough for tomorrow's longest models.



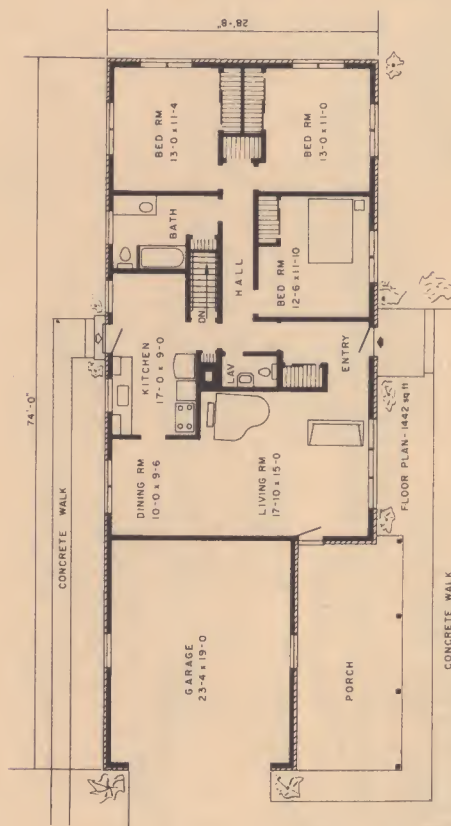
the Lockhart

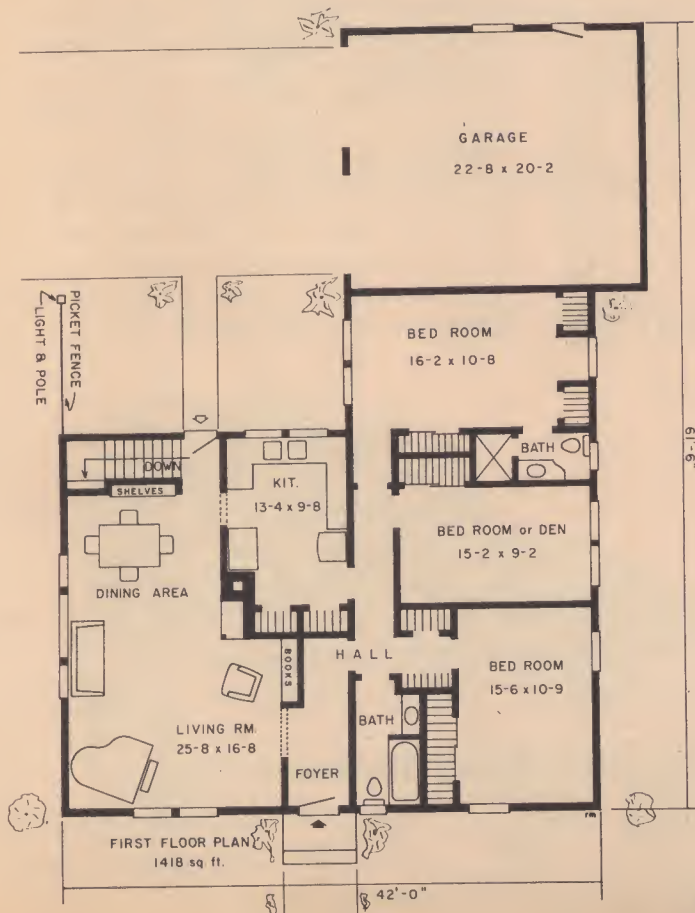
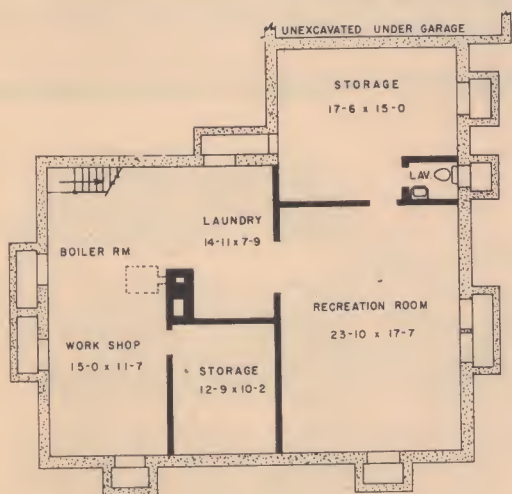
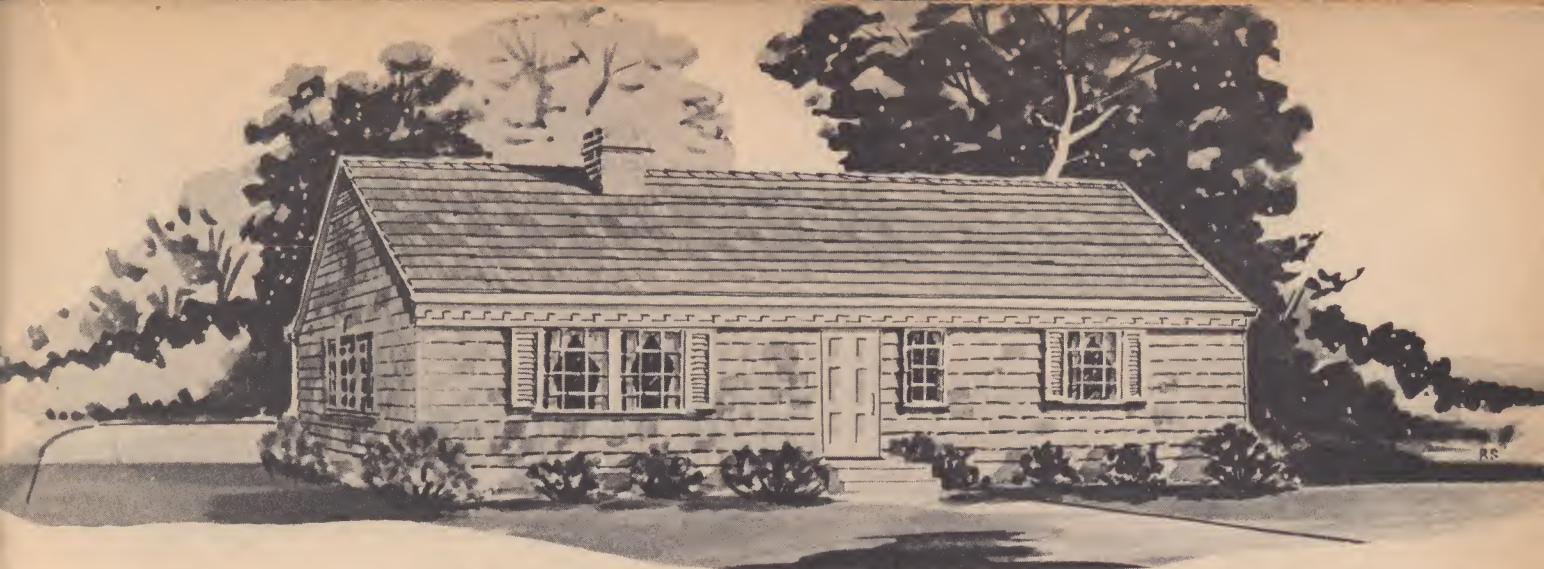
Donald D. Dick, A.I.A. Architect

To owners of narrow sites the Lockhart plan is a real find. It measures 31 feet 4 inches on the garage side and 28 feet 8 inches at the other end exclusive of entry stoop. Note the house can also be faced with the long side front. In this case you should have over 100 foot of frontage.

There are three bedrooms, each with 5 to 7 feet of sliding door closets; through living-dining room with access to the large covered front porch; kitchen with breakfast alcove; 1½ bathrooms; and a full basement.

House with two faces





the Rosedale

John W. Burton, A.I.A. Architect

Cape Cod look

—ranch personality

The L-shaped Rosedale presents a simple Cape Cod appearance from the street but packs a world of surprises. A redwood panelled foyer directs you into a breath-taking living room with cozy reading corners, dramatic window views and a meditative fireplace. The redwood of the entry is echoed by the furthest wall of the dining ell. Here too you can reap the benefit of the glowing hearth. On the other side of the foyer are three bedrooms (one can be a den) and two bathrooms. The master bedroom has genuine through ventilation and note the plentiful closet space.

The Rosedale has a two-car garage and a full basement. The picket fence, lamppost, bird-house, cupola, planting boxes—all add an exquisite charm to this very lovable home.



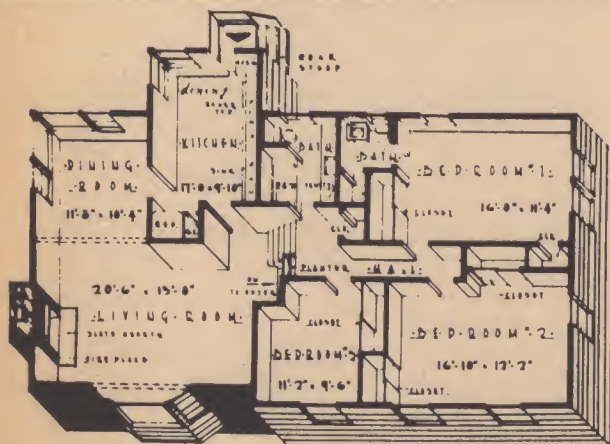
**Exciting split with
a built-in night club**

the Cherryvale

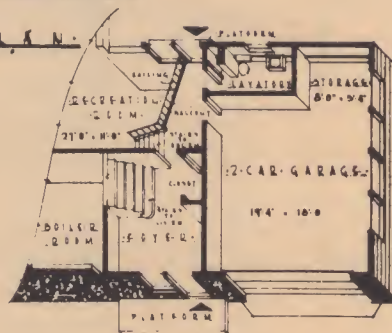
Donald J. Brown, A.I.A. Architect

You enter the Cherryvale at garage level. To your right is the coat closet; ahead is a railed balcony from which you overlook a 27-foot recreation room. Here your guests can truly make a grand entrance.

The family living-dining room is up a short flight of stairs and the sleeping level another short flight higher. There are three bedrooms and two bathrooms. An extra lavatory is located in the foyer. The garage is double size with a bulk storage alcove.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



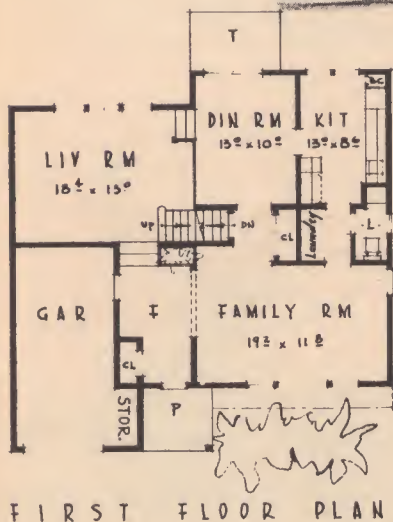
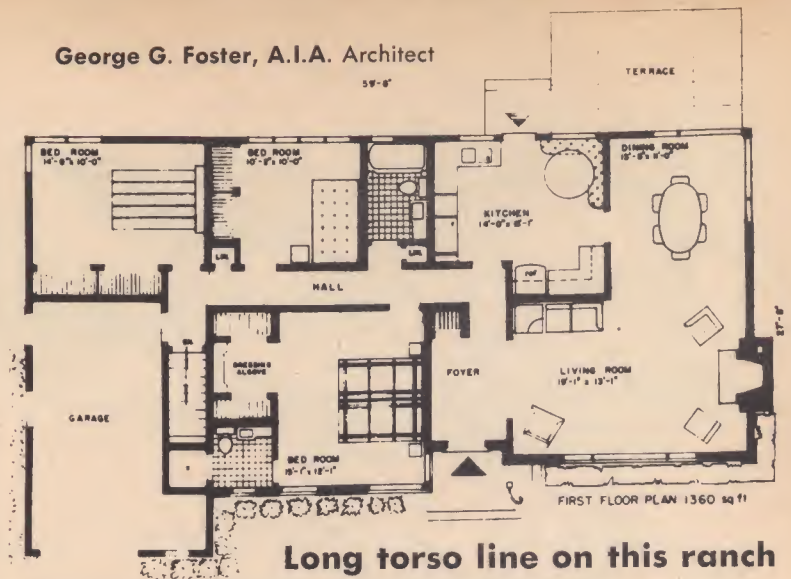
the Masterson

This three bedroom center hall ranch really reaches for the ground. Its long low look makes it hug mother earth with a sense of stability and belonging. The master bedroom is across the hall from the children's bedrooms; it has twin closets separated by a dressing alcove. Its private bathroom has an enclosed shower.

From the covered porch you walk into a gracious entrance foyer. Through a large arch is the living-dining area. Ahead is the kitchen with its commodious breakfast corner and ample work area.

The garage is on the left. From it you have direct access to the cellar and to the central hallway of the house.

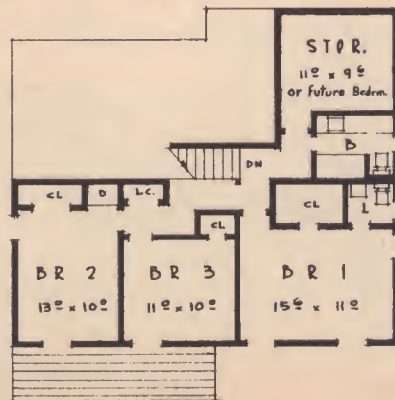
George G. Foster, A.I.A. Architect



the Rutledge

Donald J. Brown, A.I.A. Architect

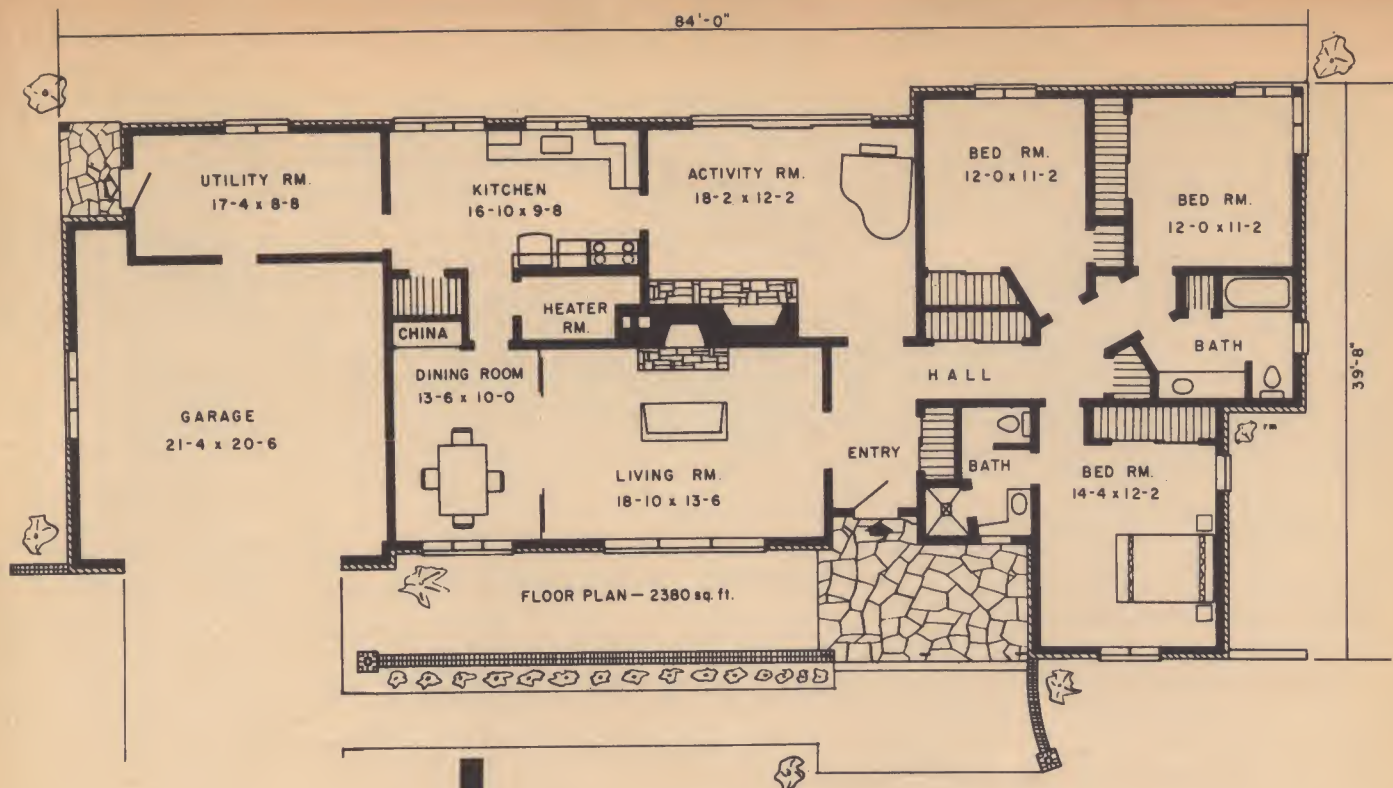
SECOND FLOOR PLAN



Many families have been waiting for just this plan

Picture yourself walking into the broad foyer of the Rutledge either from the garage or thru the front door. A wide planting area with broad leaved greenery calls your attention to three steps leading up to the living room. There you find a beautiful view of the rear gardens and steps leading back down to the dining room. Here are sliding glass doors to the terrace. The kitchen with counter top range and built-in oven is a marvel of modern appliances in warm wood tones. If you walk to your right, you pass the laundry and a powder room and come back to the entry through a 19 foot family recreation room. Upstairs there are 3 bedrooms and 1½ bathrooms. A storage room on this floor can be converted to a 4th bedroom if you ever need it. Yes, there's a basement too.





Recipe for
class and distinction

the

Sands Point

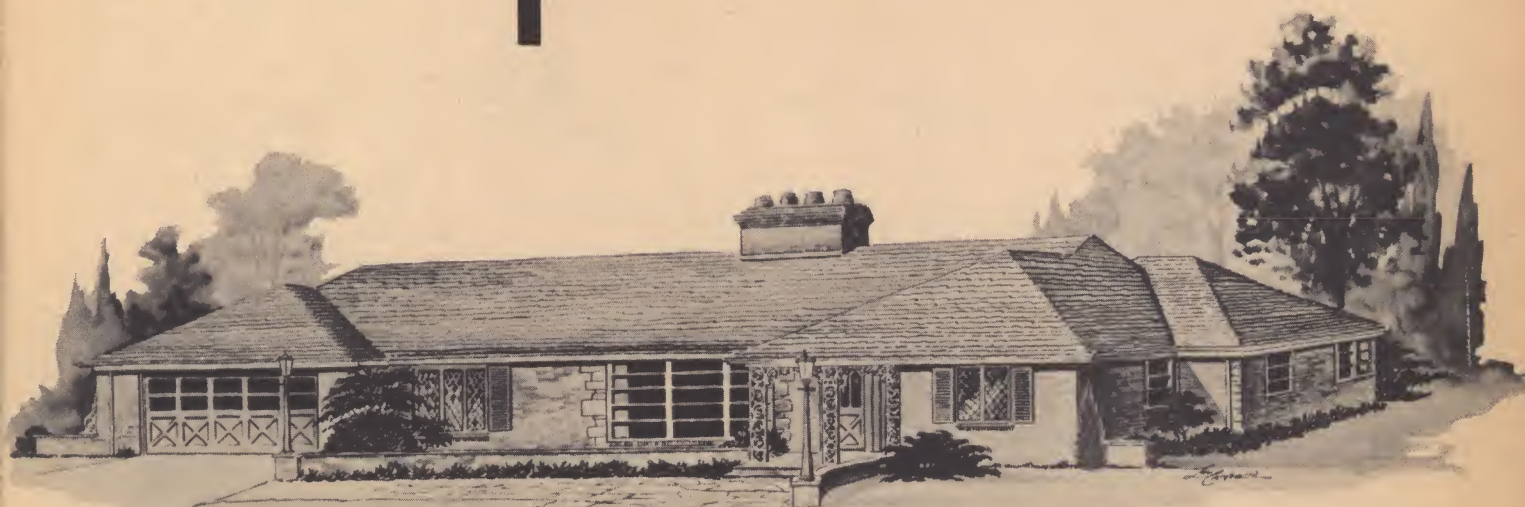
Donald D. Dick, A.I.A. Architect

The Sands Point indeed has class. It is spacious without being ostentatious. It has two grand living rooms. One faces front and is divided from the dining room by panels of obscure glass. The other faces rear and opens to the private patio through sliding glass doors. Here you can serve formal dinner parties inside or out. Both living rooms have lovely fireplaces.

The kitchen, too, is worthy of special mention. It has work counters, storage cabinets and table space. There is a food storage closet. Large windows make this a cheerful place to work in. A 17 foot annex room contains laundry equipment and space to locate the many other things your family will find it useful for.

Three bedrooms and two bathrooms complete the plan.

Associated Plan Service Inc., is the outlet through which leading architects all over the country make their work available to those families unable to obtain architectural services. See page 63.





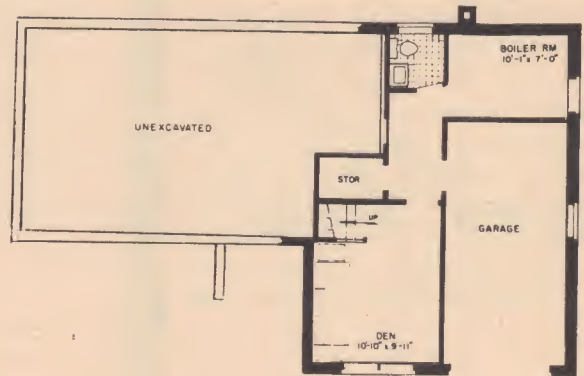
the Barbizon

STANLEY H. KLEIN, A.I.A.
A "best buy"—with alternate roofline

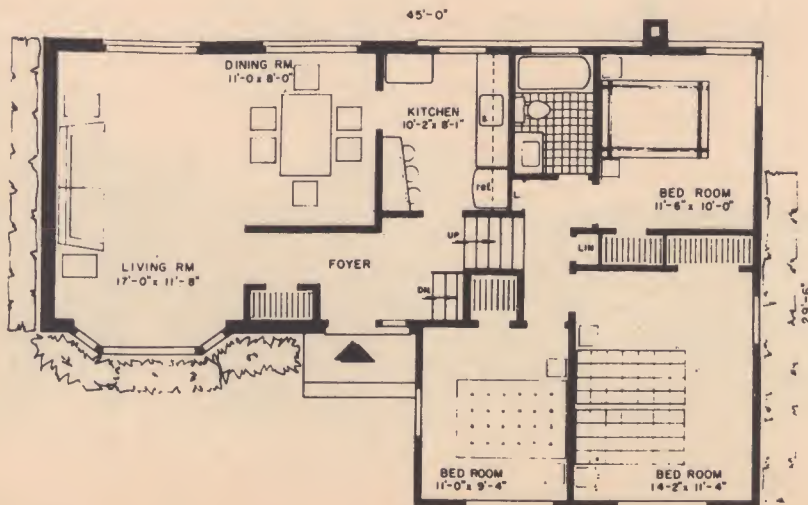
Here's a really economical split-level design. The blueprints for the Barbizon give you an alternate elevation without the hip roof. The section diagram here shows how it would look in profile. Another choice is facilitated by the inclusion of an alternate double-hung wood window schedule which you may wish to substitute for the steel casement windows shown.

The three room sleeping level of the Barbizon is cantilevered out one foot beyond the garage and den below. This not only gives added space to the bedrooms at an economical price, but yields a measure of weather protection at the garage door.

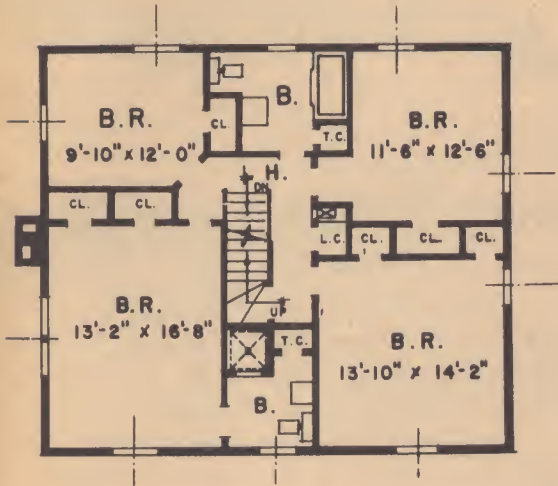
When you enter the broad foyer a dwarf partition hides the dining room and leads you into a bay-windowed living room. Although this partition can be built ceiling high, a lower height permits the areas to join and complement each other in size.



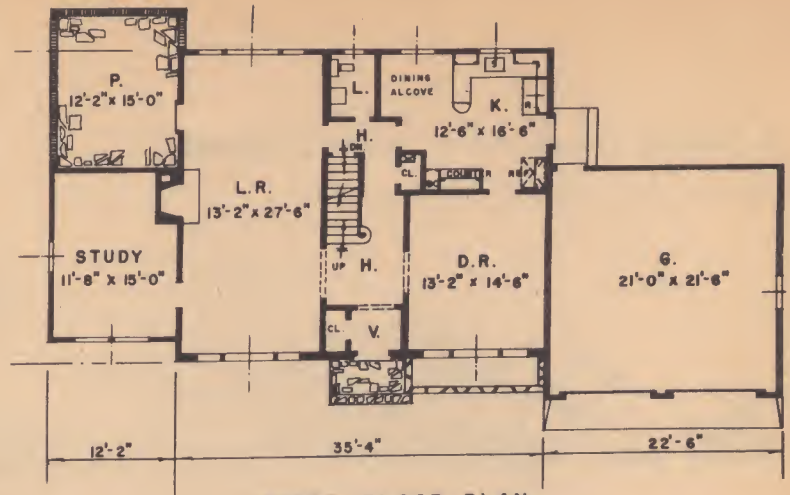
GROUND FLOOR PLAN



Blueprints are mailed from suburban offices in Huntington, Long Island, the same day that orders are received. Telegraph or telephoned orders are welcomed. If mailing your order, use the convenient form on Page 63.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Four quiet airy bedrooms

the Madison

William G. Chirgotis, A.I.A. Architect

Here's a two story design that puts four bedrooms on one level each with true cross-ventilation, something almost impossible to find in a ranch or split-level home. No two of these bedrooms share a common wall; so noisy children will not interfere with parents' sleep.

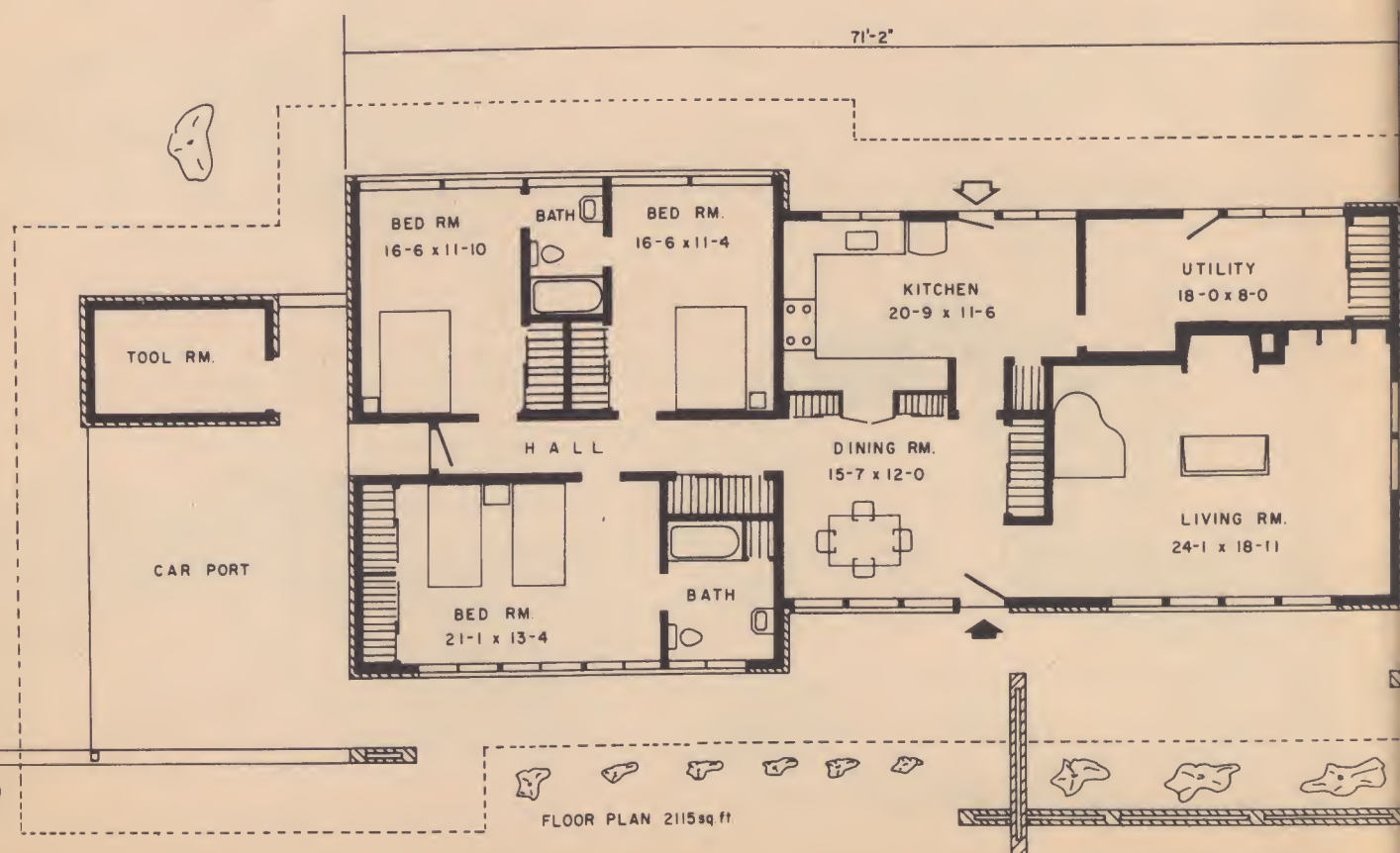
A magnificent 27 foot living room dominates the first floor. It extends from front to rear enjoying panoramic windows in both directions. An outdoor and indoor annex serve the living room as covered porch and secluded study respectively. A lavatory is also right at hand in the hall. Across the hall are dining room and kitchen, plus a charming dining alcove. There's no need of driving your new car's bumper up against the end of this garage in order to close the garage doors, nor squeezing out of half-opened doors. This two-car garage is oversize in both length and width.

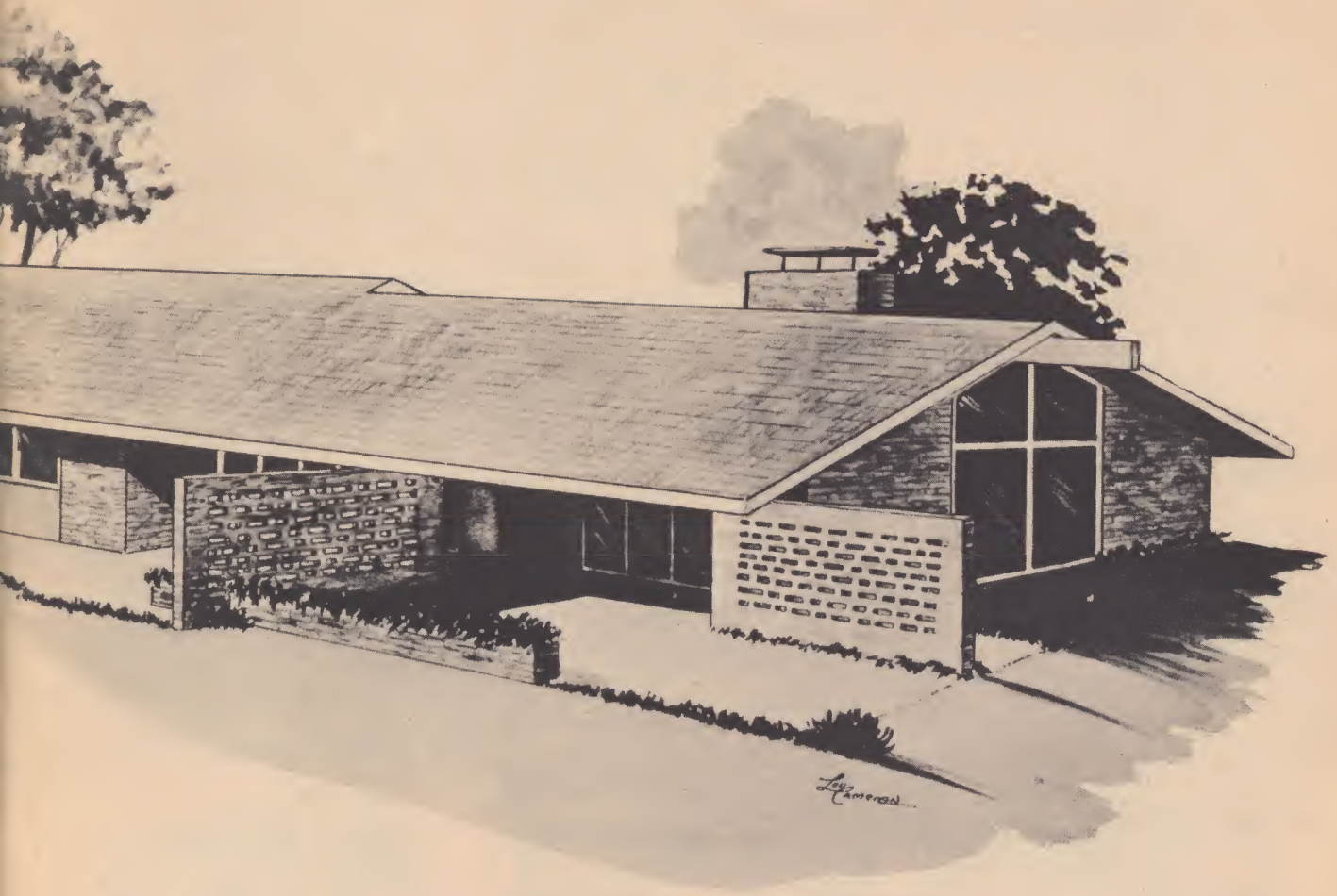


A kingly ranch on a prince's budget

the Royaltton

Alfred H. Abernethy, A.I.A. Architect





With sweeping majesty the Royalton rules its domain. Whether junior suburban estate or senior rural manor, here are comfortable lifetime headquarters for a thriving family. Seven big rooms provide plentiful space:

- living room — fireplace has built-ins on both sides
- dining room — with several closets
- kitchen — U-shaped with dining corner
- utility room — for laundry and storage
- three bedrooms — each with private access to bathroom

In addition there is an outside tool room at the carport. The interesting use of brick walls and planting beds camouflages the brick house and appears to make it ramble even more than it already does.

TO HELP YOU DECIDE

Selecting the plan for the home you want to build is but the first step. Next you must get down to details. What roofing material is to be used? What kind of heat? How many electrical outlets will you need, and where? What kind of insulation?

These are but a few of the many questions you must ask yourself — and answers. Your answers, carefully thought out with the help of manufacturers, your builder, and friends can make a difference in the final cost of your home as well as in its comfort and convenience.

To help you with some of your decisions, you will find in this section brief descriptions of many products you will want in your home. Each manufacturer will be glad to send you more information. Just drop him a card.



COUNTERS, WALLS COLOR-TUNED

Colorful Consoweld plastic laminate panels on walls and counters provide years of carefree service. Besides the standard 1/16" thickness, a Consoweld exclusive is the heavier 1/10" weight that can be applied over gypsum lath, rough plywood, and similar surfaces.

Many beautiful patterns, color-tuned by Color Research Institute. Big panels up to 12 feet long make application easy, economical, and permit larger areas with fewer seams. Send for free folder.

Better yet, be your own color expert. Get a copy of Consoweld's new color guide book, "Color Magic With Consoweld"—12 color charts, 12-room color schemes. Special, \$2.50 value for only \$1.75. Ask your dealer or mail check to CONSOWELD CORPORATION, Wisconsin Rapids, Wisconsin.



GLOBE'S BUILT-IN GLO-TISSERIE OVEN

This new electric oven offers an easy-action rotisserie unit with automatic control. Rack slides in or out with ease, meat spit has two positions and is quickly removed. Lower position provides 12-inch rotation for extra-large turkey, roast or ham. Features include "Balanced-Heat" performance, extra-fast Glo-Broiler, oven clock and timer, non-fogging window, automatic interior light and peek switch. Designed for easiest in-wall installation, it's also stackable on any 24" x 28" base cabinet. Interior size: 17" wide, 18" high, 20" deep. Overall dimensions are 21-11/32" wide, 24-9/32" high, 22½" deep. Available in copper, copper porcelain or stainless steel.

Globe American Corp., Kokomo, Indiana.



FREE — 32-PAGE HOME PLUMBING BOOKLET

"Tips From Your Plumber on Home Plumbing Problems" is the title of a 32-page booklet offered by the Gerber Plumbing Fixtures Corp.

It is written especially for the homeowner, with many illustrations and information about bathroom planning, ways to improve home plumbing, care of fixtures, etc. Other topics include step-by-step instructions telling how to remedy such common home plumbing disorders as leaking fixtures, clogged toilets and drains, frozen plumbing, noises and flush tank mishaps. Repairs which should *not* be attempted by the home-owner are clearly pointed out.

The booklet can be obtained without charge by writing to GERBER PLUMBING FIXTURES CORP., 232 N. Clark St., Chicago 1, Ill.



ABOUT YOUR FIREPLACE

Whether you are considering an INDOOR or OUTDOOR fireplace, Donley has the answer.

Filled with over 300 illustrations, the new 80-page 8½ x 11-inch "Book of Successful Fireplaces" (75c) has all information needed to build smoke-free indoor fireplaces. It covers modern, traditional, rustic, corner, two-faced and three-way fireplaces . . . Heatsaver, the steel warm air circulating unit . . . factors in planning . . . tables, drawings . . . step-by-step building instructions . . . and facing treatments.

New 32-page 11 x 8½-inch booklet, "Donley Outdoor Fireplaces" (50c) describes all types of barbecues . . . for your yard, patio, recreation room or "living kitchen."

Both publications are available for only \$1.00. Send your request to The Donley Brothers Co., 13949 Miles Avenue, Cleveland 5, Ohio.



NEW UNIT CAN BE USED THROUGHOUT HOUSE

The selection of windows for maximum wall space, light and ventilation is an important decision to be made when building or remodeling. R. O. W High-Lite gliding windows are available in styles and sizes ranging all the way from the "High-Wall" units (designed to save wall space) to "operating picture windows" (styled to provide maximum view and ventilation, too).

High-Lite wood sash are completely removable from inside the home for easy cleaning or painting. Compensating for seasonal expansion and contraction, the spring action behind the metal guides provides a year-around weather seal. For styling, privacy, ventilation and a view—plus the removable feature, make sure you specify R. O. W High-Lite gliding windows.

R. O. W Sales Company—1365 Academy, Ferndale 20, Michigan



NATIONAL LOCKset choice of the discriminating

Distinctively-styled, precision-engineered NATIONAL LOCKset blends gracefully with the architecture and decor of every home. Eye-pleasing new knob and escutcheon designs (see Arden Knob with Triad Escutcheon above) are available in lasting Brass, Bronze, Aluminum, Chrome and Dead Black finishes. Key Locks, Push-button Locks, Turnbutton Locks, Privacy Locks and Passage Latches are included. One key fits all exterior doors. Bathroom or Privacy Lock permits quick entry in case of child "lock-in" or other emergency. One-piece knob . . . five pin tumbler lock . . . case hardened steel pusher plate . . . all are special features that assure dependable security and service. NATIONAL LOCKset is quickly installed in seven simple steps. Displayed at leading hardware and building material dealers near you. Stop in now. National Lock Co., 1902 Seventh St., Rockford, Ill.



ELIMINATE RUST STAINS AND STREAKS FROM HOUSE SIDING

Now, at low cost you can protect the beauty of house siding and roofing by using NICHOLS "Never-Stain" ALUMINUM NAILS. They are made of strong aluminum alloy and are easy to drive. They will never cause unsightly rust stains or streaks that prematurely ruin expensive painting. Because they are aluminum no countersinking or puttying is required—a \$60 to \$75 saving on the average home. They are available at your local hardware, building supply and variety store in a wide range of types and sizes for use anywhere the prevention of rust is desired. FHA approved. Packaged for the job in dust-proof, color-coded pull-string containers giving complete coverage. Write for free samples. Address Dept. HPB, NICHOLS WIRE & ALUMINIUM CO., Davenport, Iowa.

FOLLOW THE "DO-IT-YOURSELF" TREND!



CHOICE OF
57 DESIGNS

SUCCESSFULLY
SOLD FOR
30 YEARS

PRICED FROM
\$2150 AND UP

BUILD YOUR OWN HOME . . . SAVE UP TO 40%

With the "Do-it-Yourself" idea taking the country by storm, a large percentage of new homes are being built by the owners themselves with the help of neighbors and friends. Anyone can assemble the popular Sterling Ready-Cut-Homes with their simple, easy to follow plans. Every house is complete with lumber cut-to-fit, numbered and marked, ready to erect . . . roofing, nails, hardware, paint, doors, windows, glass. Freight prepaid. You save all the labor costs and builder's profits. Write today for full details!

CUT-TO-FIT HOMES CUT BUILDING COSTS

1. You save all of today's high labor costs.
2. You save all of the building contractor's profits.
3. You save all the builder's overhead, insurance, taxes.
4. You save the architect's charges for drawings and plans.
5. You save the usual lumber and material wastes.
6. You save time and costly mistakes in construction.

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Sterling Ready-Cut-Homes are as modern as tomorrow! Designed for comfort, convenience and livability . . . with plenty of closets, picture windows and flower boxes . . . large selection of ranch type and conventional designs.

And most important of all you can Build-It-Yourself and save up to 40% on the total cost. Several easy time payment plans. Decide now to join the parade of enthusiastic Do-It-Yourselfers.

SEND 25¢
BEAUTIFUL,
NEW, FULLY
ILLUSTRATED
CATALOG



INTERNATIONAL MILL & TIMBER CO.
Dept. H.P.17 BAY CITY, MICHIGAN



Another siding, Ridgegroove, has been added to the line by Masonite Corporation. In it are combined the vertical grooves, four inches apart, of Panelgroove, and the linear texture of Ridge-line, two other Masonite sidings. The 4'-wide panels come in lengths of 6', 7', 8', 12' and 16'. Ridgegroove has a ship-lap joint treatment which forms the groove where panels join.

Designed for exterior applications where a distinctive appearance is desired, Ridgegroove also has various interior uses such as paneled walls in a living room, game room or den. It may be painted or stained.

The 5/16" material basically is Temp-ered Presdwood, which has a quarter-century record of excellent service in exterior applications subjected to all kinds of weather conditions. The grooves are 3/8" wide and 1/10" deep, appearing every 4".



THE AMWELD FOLDING DOOR

The durability of steel and the advantage of folding are offered by Amweld's new folding door.

The door can be decorated easily since the units are available in flat prime finish to which paint, wallpaper or other decorative material can be applied. The units are also available in birch finish.

The folding door is manufactured in 3, 4, 5 and 6 ft. widths and 6'8" and 8' heights. Installation is quick and easy—requires only a screw driver.

Price range, approximately \$31 to \$36.00, depending upon size and finish.

Write to the American Welding & Manufacturing Co., Warren, Ohio, Attn: W. E. Clark, Jr.



NEW RUSTPROOF "Straightline" DESIGN ALUMINUM BUILDING CORNERS

When installed, these modern building corners are practically inconspicuous because of their clean "Straightline" design. Made of heavy gauge solid aluminum that will never produce unsightly rust stains and streaks to cause expensive premature repainting of house siding. Available in all popular sizes at building material and hardware stores. Economically priced. Made by NICHOLS WIRE & ALUMINUM CO., of Davenport, Iowa.



R. O. W Wood Windows are completely removable from inside the house for easy cleaning, painting or washing. These high-style double-hung units blend with the fine residential furnishings of either traditional or contemporary homes. R. O. W Double-Hung Wood Windows are easy to drape or curtain and are trouble free. They provide year around, pressure-snug, weather protection. Wood itself is a natural thermal insulator. R. O. W Windows are made of toxic treated and water repellent wood to look better—last longer. Insist on R. O. W Wood Removable Windows when you remodel or build. R. O. W Sales Company, 1365 Academy, Ferndale, Michigan

HOW WILL YOU DO THE KITCHEN IN YOUR NEW HOME?

THE HARD WAY...

by yourself

1. Figure out a plan that will fit your space . . . with range, refrigerator and sink in proper relationship.
2. Decide where everything will be stored . . . and how.
3. Secure financing.
4. Shop for cabinets that will fit your plan . . . or try to build them yourself.
5. Look for the appliances, lighting fixtures, ventilating fan, sink, countertop, draperies, floor covering, etc.
6. Try to arrange for a carpenter, electrician, plumber, floor man, and decorator all to come at proper times.
7. Hope that you will be able to keep within your budget.

SEND FOR THIS AMAZING NEW BOOK —

It's the result of more than two year's research by specialists. Twenty full-color kitchen stylings that run the gamut from Victorian through Cape Cod, Ranch Style, Farm Home, Factory Built, Dutch Colonial, Southwestern, Lakeshore, Mountain, Oriental and so on to Ultra Modern. Not "dream kitchens" that just look good on paper, but the most beautiful, practical kitchens you'll ever want to see. Also in this big 32-page book are latest kitchen features pictured in full color . . . beverage storage cabinet, built-in cookery, built-in refrigeration, built-in laundry and sewing machine, special food mixer cabinet, revolving corner shelves, adjustable shelf/trays and a host of others. Choose your kitchen styling and its features from those approved by specialists. Send one dollar today for exciting Kitchen Travelog

THE EASY WAY...

by a specialist

1. Call in your Mutschler specialist, who will plan your kitchen to your personal desires, space requirements and budget.
2. Check over his completed recommendations (including those for appliances and all the other necessary items), give him your okay . . . and sit back.
3. He'll take care of all the details, including financing arrangements. Your new kitchen goes in without worry or fuss.

Send today—
for this new
exciting
kitchen
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edition is
limited

MUTSCHLER BROTHERS COMPANY, DEPT. 9561, NAPPANEE, INDIANA



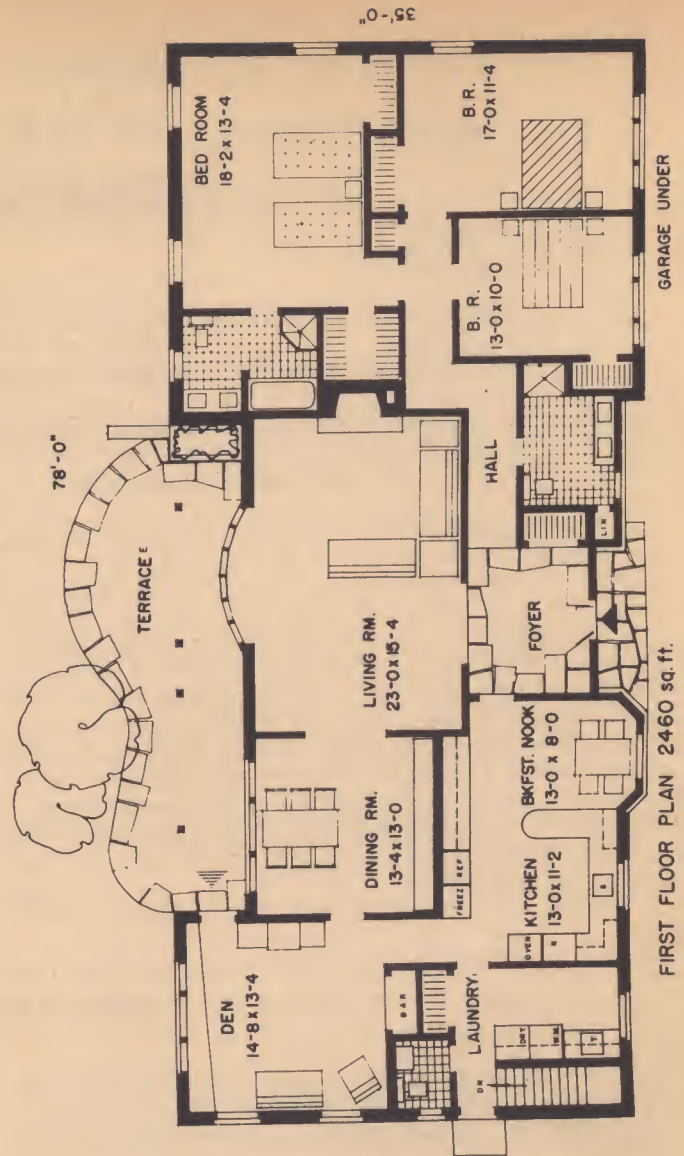
the *Hawthorne*

You can try out the plan of your choice for size with the furniture cut-outs that accompany the blueprints. They are drawn to the same $\frac{1}{4}$ inch as the blueprints so that by placing them on the floor plan you can experiment with different arrangements and test out the adequacy of the rooms for your intended needs.

George G. Foster, A.I.A. Architect

The Hawthorne stretches over seventy feet. Every foot is house, as the garage is in the basement. The resulting plan is endowed with such luxury features as flagstone floored reception hall, linoleum floored breakfast alcove, and ceramic tiled powder room. Both the powder room and the private master bathroom enjoy twin wash basins, with the latter also blessed with twin bathing facilities in the shape of a bathtub and a glass enclosed shower.

All three bedrooms can accommodate twin beds. Kitchen and laundry facilities are divided into separate rooms. In the 23 foot living room is a massive fireplace which competes for your attention with the bowed windows that overlook the flagstone terrace. A separate dining room enjoys the same view. Completing this spectacular plan is a corner den with a built-in bar that easily serves the terrace too. Note that the cellar stairs are right at the back door, where there is also a washroom for the benefit of hard working gardeners or hard playing children.



You can buy blueprints for any of these houses at \$20 one set \$5 each additional set

Start to build your new home by sending for
architect's plans today. Free with plans you receive
lumber list, outline specifications, furniture cut-outs,
conversion details
and official builder contract form.

Builders are pleased when you show them architect's plans. They know they are accurate, dependable and complete. When they compute their bid, they don't charge you for unforeseen errors and delays that inevitably result from faulty drawings. They respect your judgment in insuring your new home with quality working blueprints. Likewise when you walk into a bank with a roll of architect prepared blueprints under your arm you are identified immediately as a person who means business. Doors open for you as banker, lawyer, and builder speed their work.

Participating architects have prepared the plans in this

book to meet most local regulations and requirements, saving you long delays and redrawing expense. Their blueprints are on file in banks and building departments from coast to coast. However, some localities may require you to have your plans approved by a local architect. Most drawings are at standard builder's scale of $\frac{1}{4}$ inch equals one foot. They include elevations for front, rear, left and right sides; foundation plan shows cellar layout. Floor plans show all necessary dimensions, fixture locations and framing information. Cross-section and expanded detail sheets cover every necessary aspect of construction.

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OUTLINE SPECIFICATIONS: With each set of blueprints you receive a set of outline specifications at no extra cost. They eventually become part of your building contract. They cover all major items of construction such as: footings, foundations, walls, floors, chimney, framing, sheathing, roof, metal work, windows, doors, cabinets, stairs, plumbing, heating, insulation, electrical, hardware, mechanical installations, painting, etc., etc., etc.

LUMBER LIST: Supplied at no extra cost with each order, this list will save you time when you figure material quantities, enable you to get prices quickly and easily from builders, lumber dealers, and suppliers. Competitive bidding can save you hundreds of dollars.

BUILDER CONTRACT: This accepted legal document is the official form recommended by the American Institute of Architects. Supplied free with each blueprint order this contract helps insure a complete understanding between you and your builder regarding terms and conditions of your building agreement.

FURNITURE CUT OUTS: Standard furniture outlines drawn to the same scale as your blueprints. Place them on the floor plan and test different furniture layouts for your new home.

CONVERSION DETAILS: A guide to changing frame homes to brick or block and vice versa.

AVAILABLE AT PRICES SHOWN ONLY WHEN ORDERED WITH BLUEPRINTS

MODEL MAKING AND LANDSCAPING KIT: This precision kit builds any of the homes in this book when purchased with blueprints. Blueprints are essential. Materials are amazingly realistic and in exact $\frac{1}{4}$ " scale. They are supplied right down to the simulated grass and shrubs for landscaping. Here is a splendid way to see your house before you build it and avoid costly changes afterwards. Roof can be removed for interior planning. **\$10 extra**

COLOR SCHEME SELECTOR: An ingenious automatic device by color expert Marie Francis that will help you color plan your home with assured good taste. Many schemes available in colors that are easily obtainable through nationally known paint distributor DeVoe & Reynolds. Shows how to select exterior colors and then follow through with a harmonious interior color scheme. **\$5 extra**

OFFICIAL DECORATING BOOK: Associated Plan Service, Inc. has designated as their official decorating book, "New Creative Home Decorating" by Hazel Kory Rockow, Ph.D. and Julius Rockow. Through this great book hundreds of thousands of families have been able to work wonders with their home. Here is everything you want to know about decorating your new home in one colorful volume. Regularly \$5.95. **\$5 extra**

OFFICIAL MODERNIZING BOOK: If you plan to sell your old home when you finish building your new one, this book will enable you to realize thousands of dollars more for it. The Plan Service's official modernizing book for existing homes is "How to Improve Your Home for Better Living" by Samuel Paul, A.I.A. and Robert B. Stone. This profusely illustrated how-to book is fast becoming the national manual for increasing value, beauty and comfort of the home inside and out. Regularly \$6.95. **\$5 extra**

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AMERICA'S FASTEST GROWING HOME PLANNING
CENTER**

HERE IS HOW TO ORDER BLUEPRINTS

The price of one complete set of working blueprints is \$20. Additional sets are \$5 when ordered at the same time. Ordinarily, four sets (\$35) are needed for your lumber dealer, builder, lending agency, local authorities, etc. Blueprints are printed especially for you the same day your order arrives. Outline specifications, lumber list, builder contract form and furniture cut-outs are included at no extra charge.

If you enclose a check or money order, we pre-pay the postage on your shipment. If you order C.O.D., your postman adds the postage charges to the C.O.D. amount.

Plans are available in reverse for many of the homes shown. Remember, do not request changes. Your builder will be glad to make minor changes in construction to suit your family's needs.

Be sure to check the other planning aids that you want and add their price to your total order. The model-making and landscaping kit is \$10; the color scheme selector is \$5; the official decorating book is \$5; "How To Improve Your Home for Better Living" is \$5 and other plan books available at 50c and \$1.00 each.

Please note that there is a questionnaire on the reverse side of order form. By answering these questions you will enable us to be of even greater service to home building families in the future. Favor us with your criticism and suggestions; you will be helping others. And in the way of returning the favor we will be glad to have any urgent question on home building which you may care to ask in the space provided. Our staff will give your question their personal attention and answer it to the best of their experience and knowledge.

BLUE- PRINT ORDER FORM



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..... Official Decorating Book "New Creative Home Decorating" (\$5)	\$
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..... Additional Plan Books. (Check titles desired)	\$
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ZONE

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BLUEPRINT ORDERING INSTRUCTIONS ARE ON PAGE 62

When ordering plans we would appreciate your answers to the following questions. You will be helping us to improve our service in future editions. In return for your courtesy we will be pleased to supply the answer to any pressing question you might have on the subject of home building. Just write it on the space provided and it will receive the prompt attention of our staff.

WHEN DID YOU OBTAIN YOUR COPY OF THIS BOOK?

Approximate Date.....

HAVE YOU EVER BOUGHT HOME PLAN BOOKS BEFORE?

IF SO HOW LONG HAVE YOU BEEN BUYING PLAN BOOKS?

Years..... Months.....

HAVE YOU BOUGHT BLUEPRINTS BEFORE?

..... No. of times.....

HOW DID YOU KNOW ABOUT THIS BOOK?

- ☐ Newsstand
☐ Published Article
☐ Friends

- ☐ Television
☐ Lumber Dealer
☐ Real Estate Agent

- ☐ Magazine Ad
☐ Builder
☐ Bank

- ☐ Bookstore
☐ Library
☐ Other

WHAT FEATURES OF THE BOOK DO YOU FIND MOST VALUABLE?

- ☐ Architect's Drawing
☐ Word Descriptions
☐ Lumber Lists Available
☐ Other.....

- ☐ Floor Plan Layout
☐ Guidance
☐ Specifications Available

- ☐ Wide Variety
☐ Blueprints Available
☐ Model Kits Available
☐ Color Selector Available

DO YOU OWN YOUR OWN LAND YET?

WHAT DIMENSIONS?

WHAT ABOUT YOUR FAMILY?

No. of children..... Age of oldest child..... Do you own a TV set?.....

No. of adults..... How many cars..... Will you have a fireplace?.....

Do you now own a house?..... When do you plan to build?.....

WHAT DO YOU THINK ARE THE BEST FEATURES OF THE PLAN YOU ARE CHOOSING?

- ☐ One Floor
☐ Center Hall
☐ Expansible
☐ Fireplace

- ☐ Split-level
☐ No. of Baths
☐ Roof Design
☐ Other.....

- ☐ Room Sizes
☐ Lay-out of Rooms
☐ Window Arrangement

- ☐ Number of Bedrooms
☐ Two Living Rooms
☐ Exterior Style

WHAT ADDITIONAL FEATURES CAN YOU SUGGEST FOR OUR FUTURE BOOKS?

CAN WE COUNT ON YOU TO SUPPLY US WITH A PHOTO OF YOUR NEW HOME WHEN COMPLETED?

Our thanks for answering the above questions. Now it's your turn. We will answer promptly and to the best of our knowledge.

QUESTION

BLUEPRINTS

GIVE YOU A VIVID PICTURE OF
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THESE PROFESSIONAL BLUEPRINTS AND PLANNING AIDS
ARE AVAILABLE FOR EVERY PLAN SHOWN IN THIS VOLUME.

ELEVATIONS

For front, rear and both sides

SECTION

Showing wall details

FLOOR PLANS

Complete in every necessary detail

FOUNDATION

Structural base showing cellar plan

FRAMING

Simplified framing details supplied where necessary

SPECIAL DETAILS

Kitchen cabinets, bathroom, fireplace, where needed

OUTLINE SPECIFICATIONS

Cover over fifty elements of construction, plus conversion details

LUMBER LIST

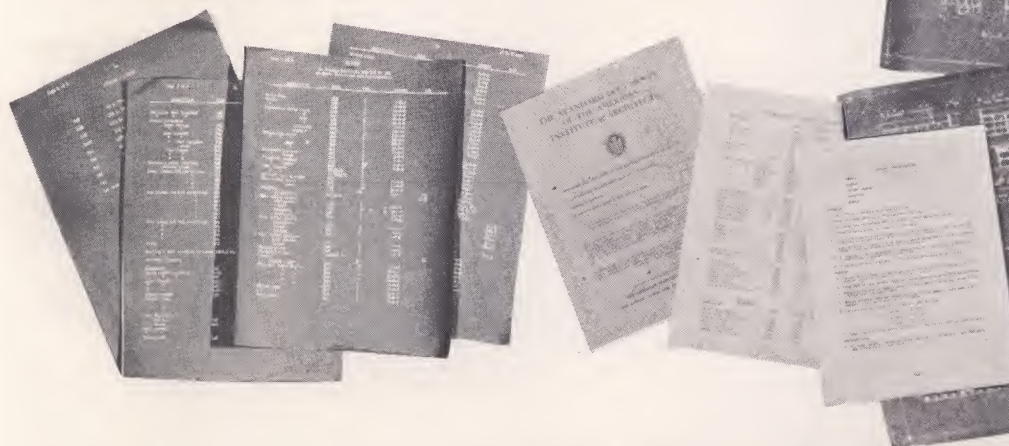
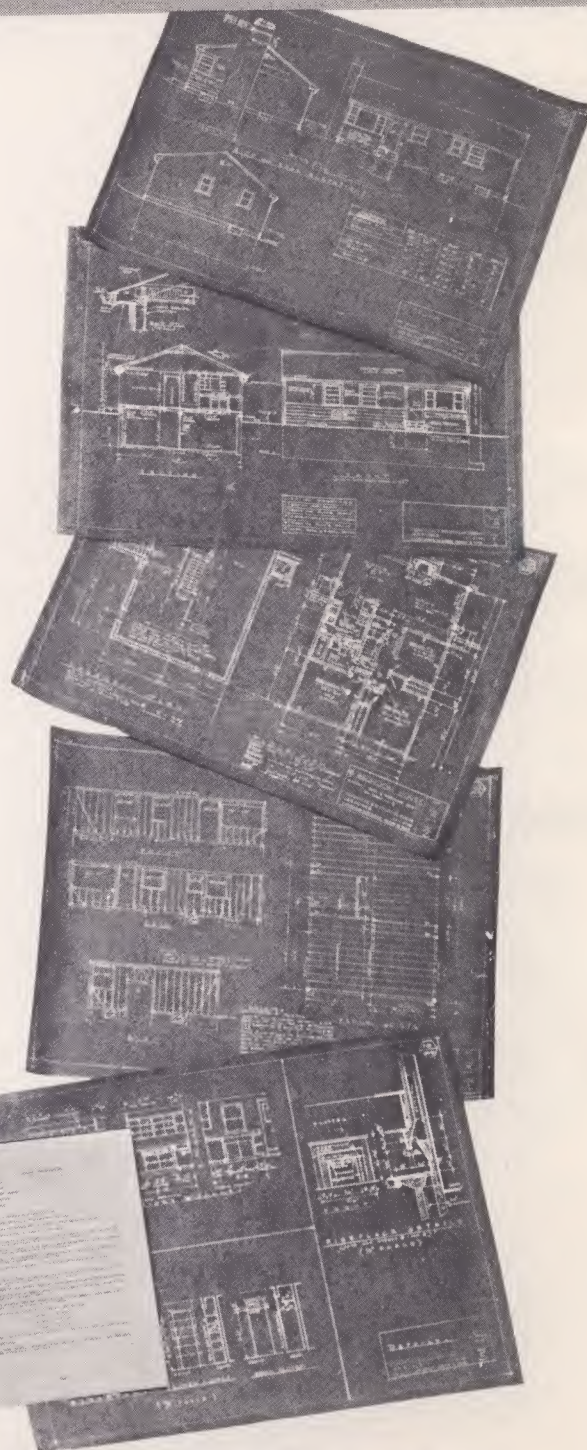
Saves time in figuring costs

BUILDER CONTRACT

Standard A.I.A. form for legal protection

FURNITURE CUT-OUTS

Help you plan interiors

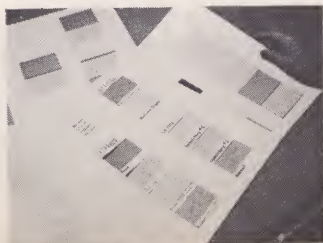
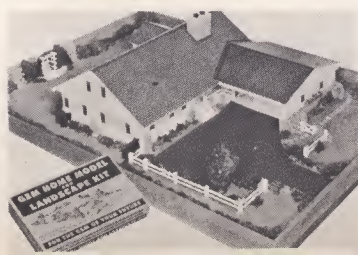


Model Making and Landscaping Kit: See your home in true to life scale before you build.

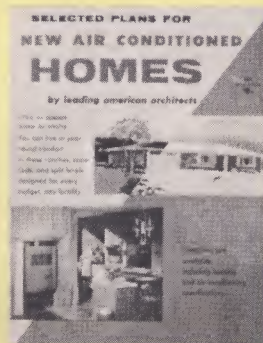
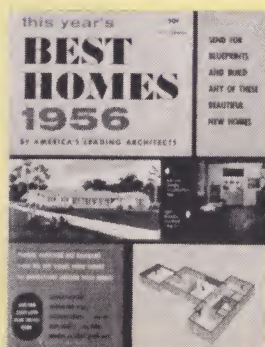
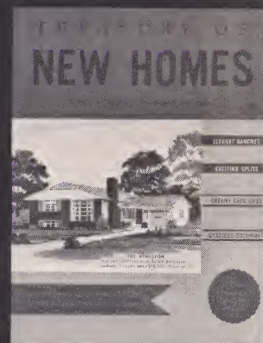
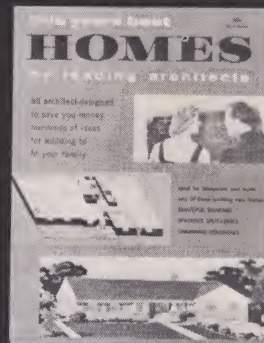
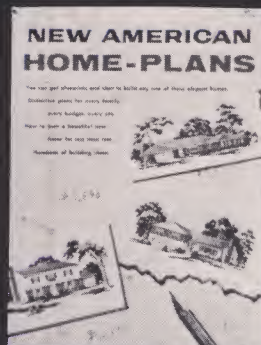
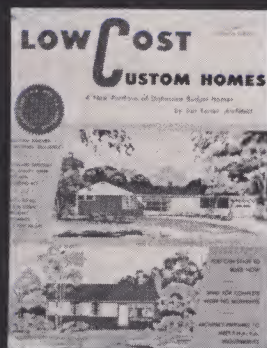
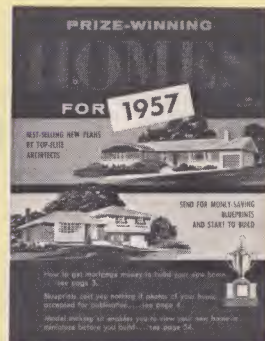
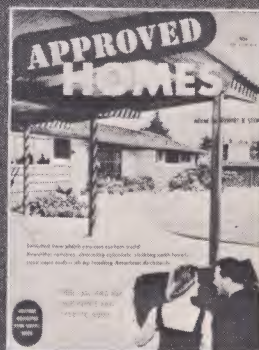
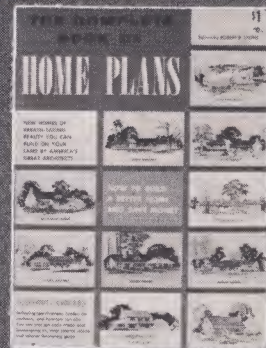
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